

Henshaw Drive, Ingleby Barwick



Asking Price £200,000

**IH** INGLEBY HOMES









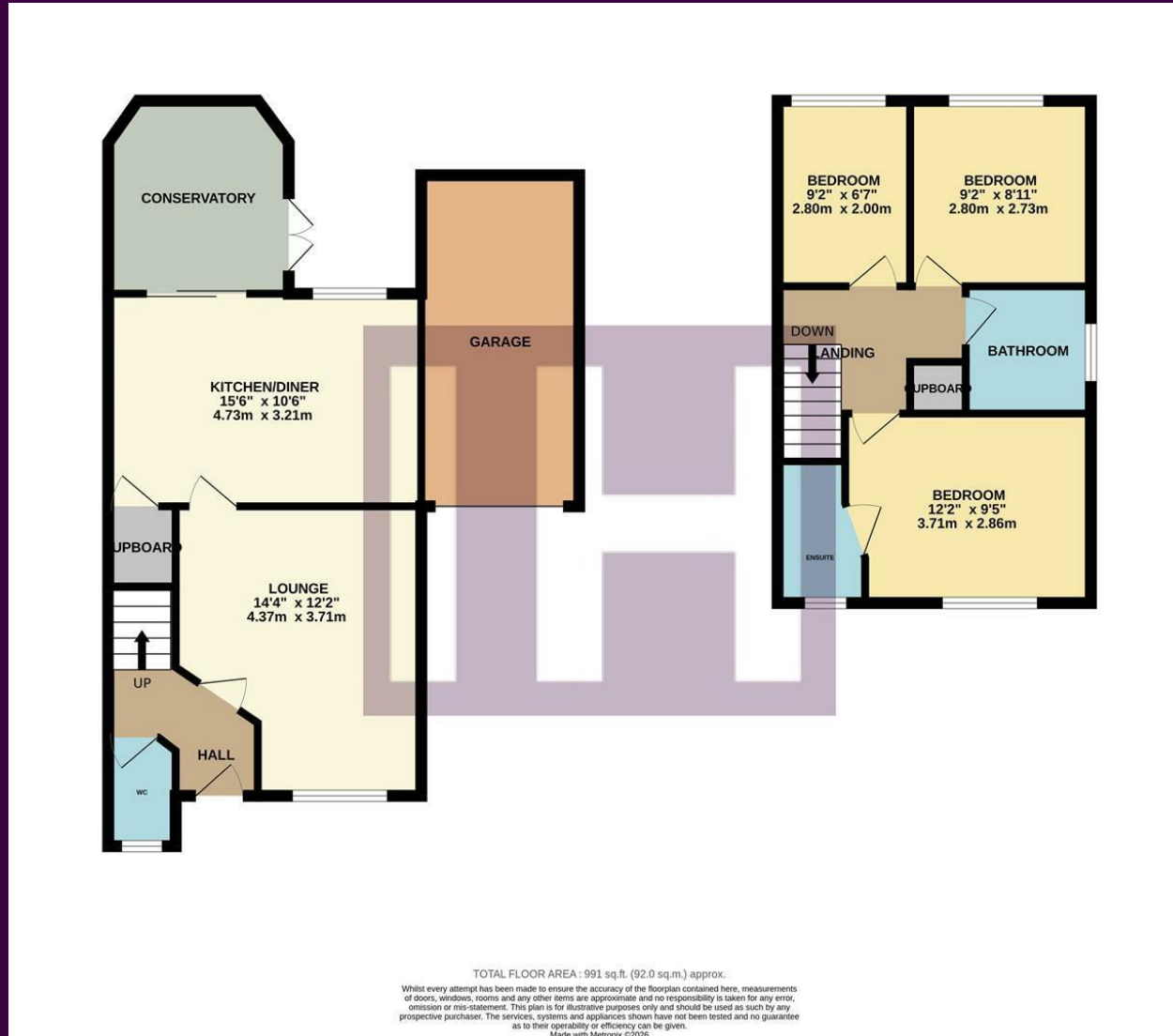
Enjoying an attractive position, set-back into a private drive, whilst being perfectly situated for 'highly regarded' schooling, both primary and secondary, this three bedroom detached property may be of particular interest to younger family's.

To the front, a side drive approaches the garage, passing the front garden of lawn and established greenery, complimented by the generous rear garden, being fully fence enclosed, surprisingly private, with lawn, near-end patio and soft-bark area - all with a sunny, southerly facing aspect.



Internally, the accommodation comprises an entrance hall, cloakroom/WC, lounge, open-plan kitchen/diner and rear conservatory to the ground floor. The first floor brings three bedrooms, the larger primary with fitted robes and ensuite shower room. Separate family bathroom.

# The Layout

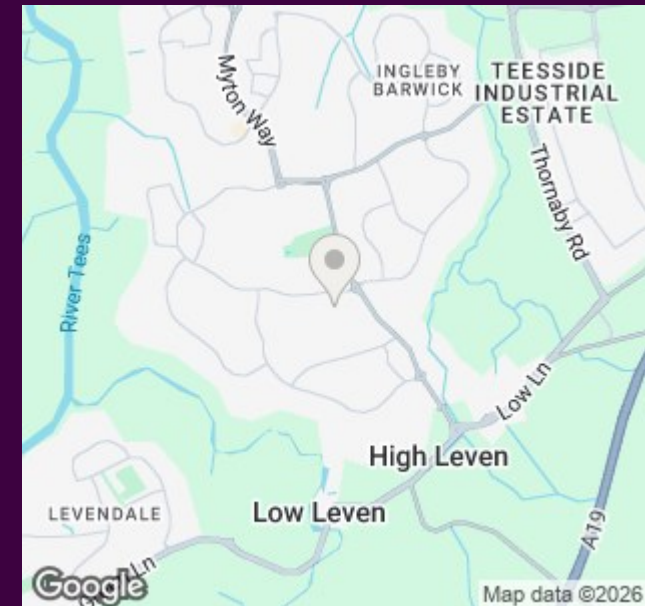


| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) A                                 |  |                         |                                                                                     |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (55-68) D                                   |  | 68                      | 81                                                                                  |
| (39-54) E                                   |  |                         |                                                                                     |
| (21-38) F                                   |  |                         |                                                                                     |
| (1-20) G                                    |  |                         |                                                                                     |
| Not energy efficient - higher running costs |  |                         |                                                                                     |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                                                                                     |
| (92 plus) A                                                     |  |                         |                                                                                     |
| (81-91) B                                                       |  |                         |                                                                                     |
| (69-80) C                                                       |  |                         |                                                                                     |
| (55-68) D                                                       |  |                         |                                                                                     |
| (39-54) E                                                       |  |                         |                                                                                     |
| (21-38) F                                                       |  |                         |                                                                                     |
| (1-20) G                                                        |  |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                     |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |

## The Location



Council Tax Band:

## Tenure:

C

## Freehold





- Three bedroom detached property
- Attractive and private, southerly rear garden, drive and garage
- Pleasant position off private drive
- Close to 'highly regarded' schooling
- Lounge, open-plan kitchen/diner and rear conservatory
- Three first floor bedrooms, primary with fitted robes and ensuite shower room.