



**Houghton Banks, TS17 5AL**  
**4 Bed - House - Detached**  
**£1,650 PCM**

**EPC Rating: C**  
**Tenure:**  
**Council Tax Band:**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# Houghton Banks Ingleby Barwick TS17 5AL

\*\*\* AVAILABLE IMMEDIATELY \*\*\*

SMITH & FRIENDS are pleased to bring to the Market This Modern Four Bedroom Three Storey Detached Home, located in a sought after Cul-de-sac location in the popular Broomhill area of Ingleby Barwick. Within Walking Distance of Local Shops, Excellent Schools, Pubs and Restaurants and on a Excellent Network of Roads and Bus Services.

The ground floor has been thoughtfully reconfigured to create a superb open-plan family living space. The original kitchen and separate dining room have been transformed into an impressive family/dining area, complemented by a rear kitchen extension that enhances both space and functionality.

Beautifully presented throughout in immaculate decorative order, the property offers generous, family-sized accommodation that must be viewed internally to be fully appreciated. Additional benefits include gas-fired central heating and UPVC double glazing.

The first floor has also been extended, significantly increasing the size of the second bedroom, now almost double its original proportions, and featuring a luxurious en-suite shower room with WC.

A standout feature of the home is the mezzanine level serving Bedrooms Three and Four, which is complemented by a stylish Jack and Jill en-suite shower room with WC, providing both practicality and a unique design element.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

UNFURNISHED / NO SMOKERS /

Tenant Income - £49,500 pa / Guarantor Income - £59,400 pa

Monthly Rent - £1,650 pcm

Bond - £1,903

(Application is subject to a Holding Fee - please refer to our website for further details.)



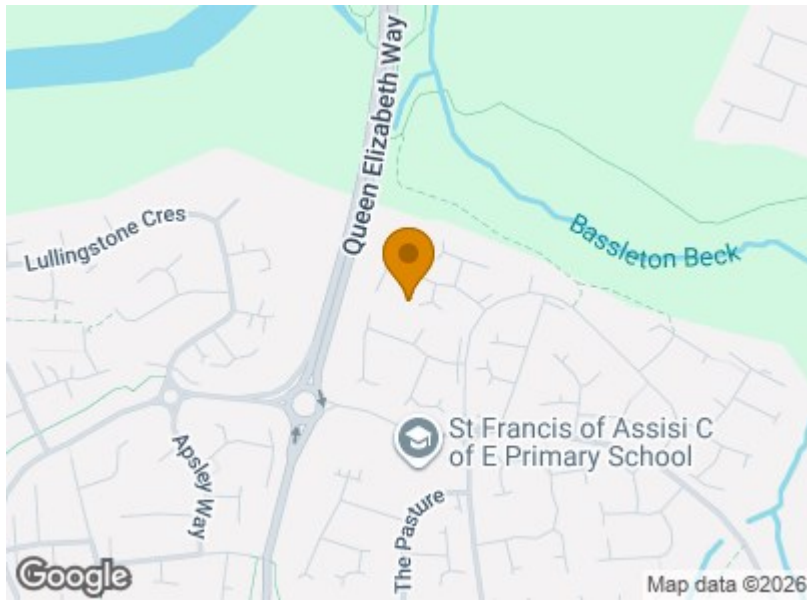













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

**Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH**  
**Tel: 01642 762944**  
**inglebybarwick@smith-and-friends.co.uk**  
**www.smith-and-friends.co.uk**

