

Kirkbride Way, Ingleby Barwick



£204,950

IH INGLEBY HOMES





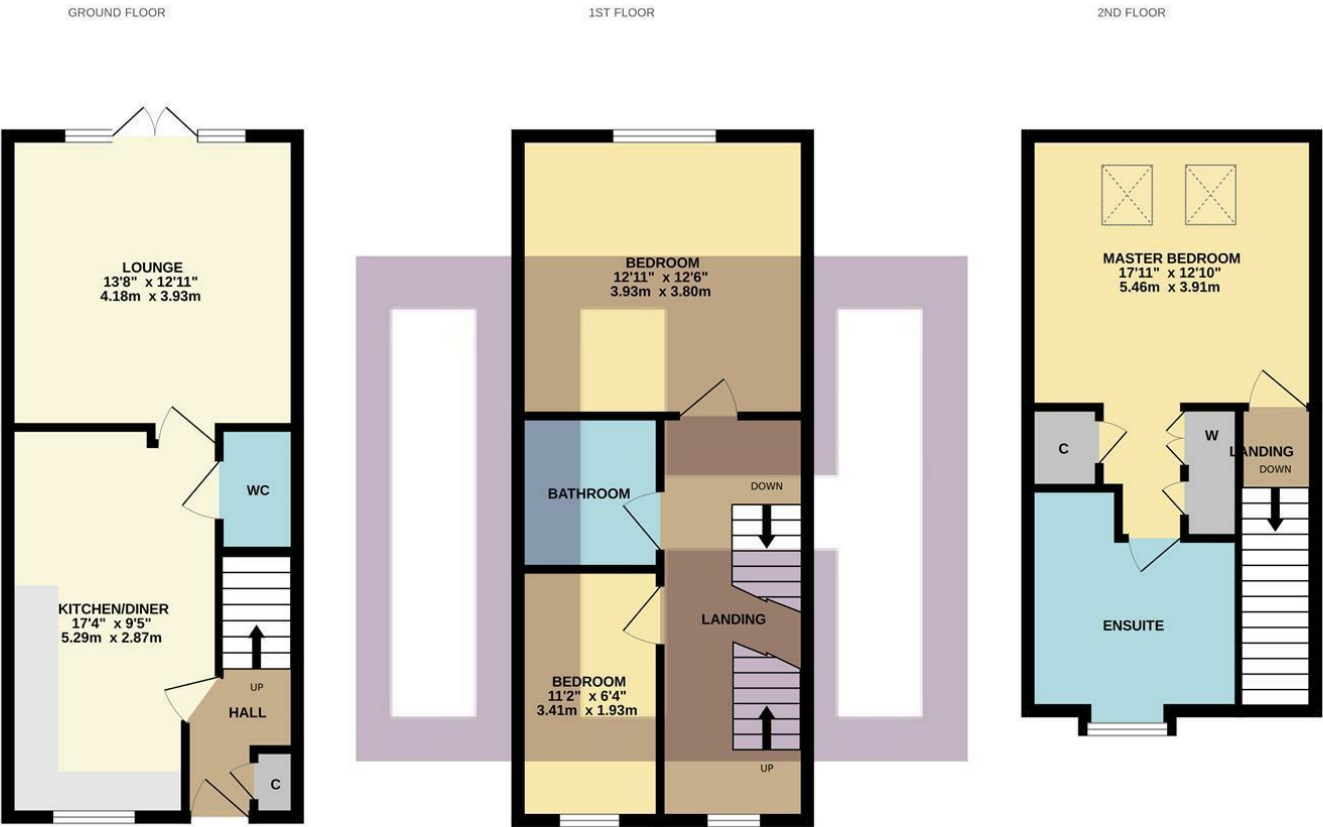
Impressive and spacious throughout, this Taylor Wimpey built property offers generous accommodation over three levels and is not to be mistaken with similar looking, but much smaller 'town-house' style property's nearby.

The ground floor offers an entrance hall with built-in cupboard, 17ft plus kitchen/diner, cloakroom/WC and separate rear lounge with attractive ceramic tiled floor and 'French' doors to the garden. The first floor brings two bedrooms, one being especially large, and the separate modern family bathroom. A superb 'Master' level is delivered on the second floor, of large feature bedroom, with 'Velux' windows, dressing area with fitted robes, and impressive spacious ensuite.



Located in this popular 'Rings' area of Ingleby Barwick and enjoying front and rear gardens, both having been landscaped. The rear is fully fence enclosed, with re-laid patio, path to rear gate, and artificial lawn - all whilst boasting a sunny, westerly facing aspect. There is a private rear car parking area shared only with next door, which provides two spaces, this is also home to a useful storage shed.

The Layout



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	79		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The Location



Council Tax Band:
Tenure:

C
Freehold



- An impressive 'Taylor Wimpey' built twon-house
- Spacious accommodation over three impressive levels
- 17ft plus kitchen/diner and separate rear lounge
- Attractive landscaped garden with westerly aspect
- Superb 'Master' level of large bedroom, dressing area with robes and ensuite
- Early viewing advised



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