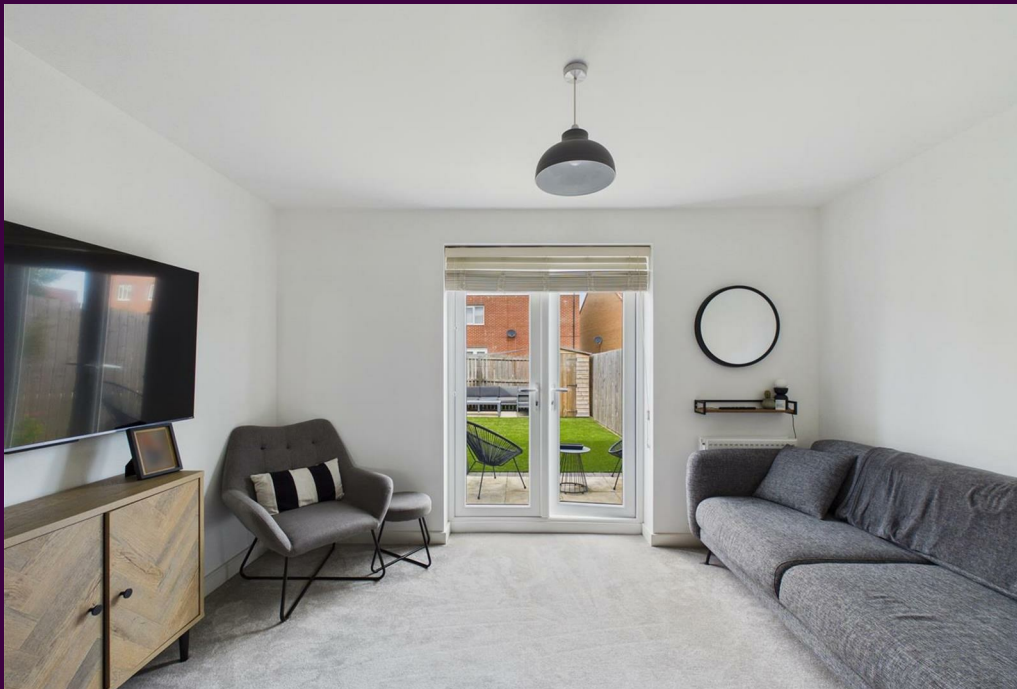


Ermin Close, Ingleby
Barnsley



£172,000

IH INGLEBY HOMES





Built to the especially popular 'Mosely' design, and a great example of its kind, delivering modern accommodation over three levels, whilst boasting an enviable position overlooking an open green and enjoying a very attractive, low-maintenance landscaped rear garden.

Situated within the sought-after 'Rings' development of Ingleby Barwick, with fantastic local amenities and schooling, a property style and location that proves especially popular with younger buyers, early inspection is certainly advised.

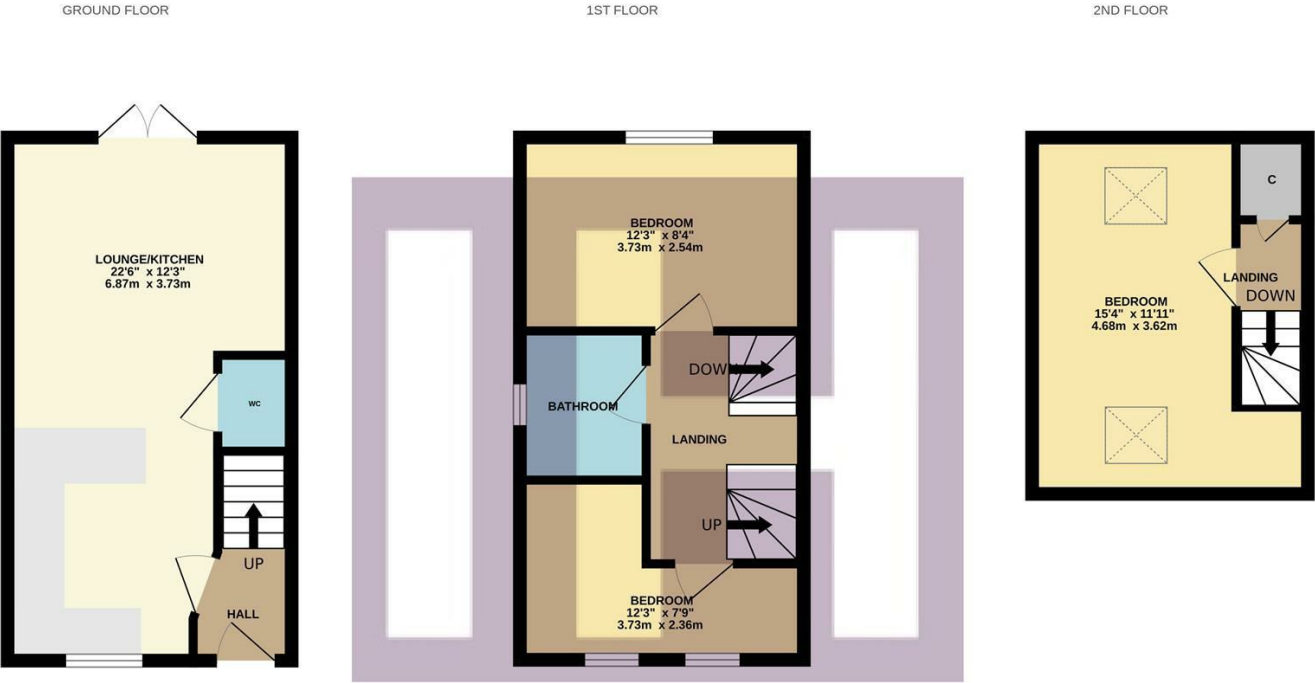
Internally, the ground floor brings an entrance hall, a contemporary open-plan kitchen/living space, with modern kitchen and breakfast bar, whilst 'French' doors access the garden from the lounge end, cloakroom/WC off.

The first floor delivers two bedrooms, and a modern family bathroom in between. A further generous double bedroom occupies the second floor, with a useful storage closet on the landing.

The front double-with drive allows off-road parking, whilst the landscaped rear garden is fully fence enclosed, providing both near, and far-end patios, artificial lawn and timber shed.



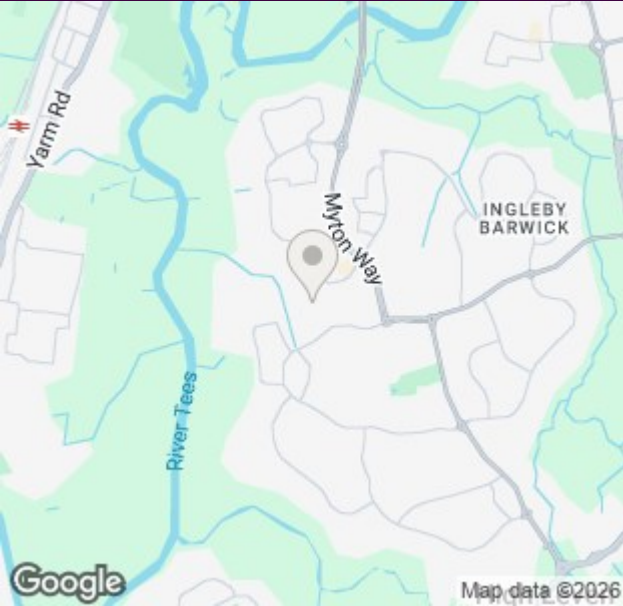
The Layout



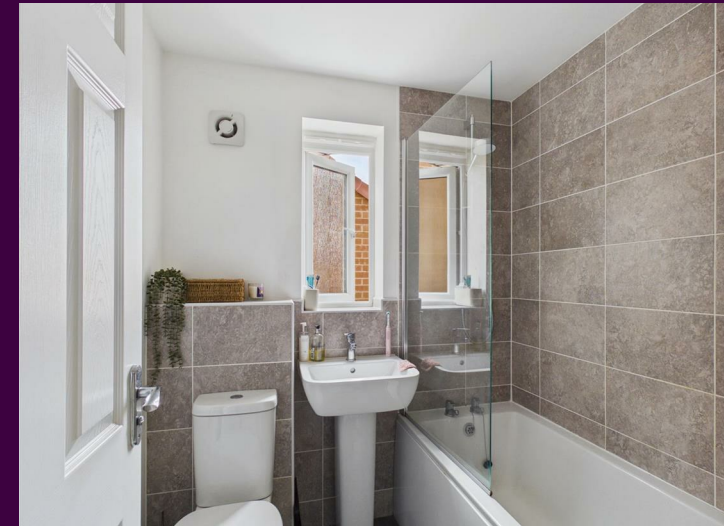
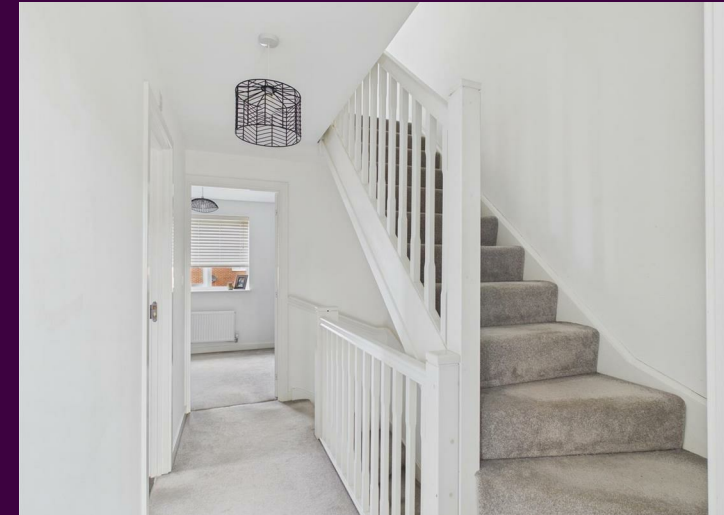
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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					
(92 plus) A	82		Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

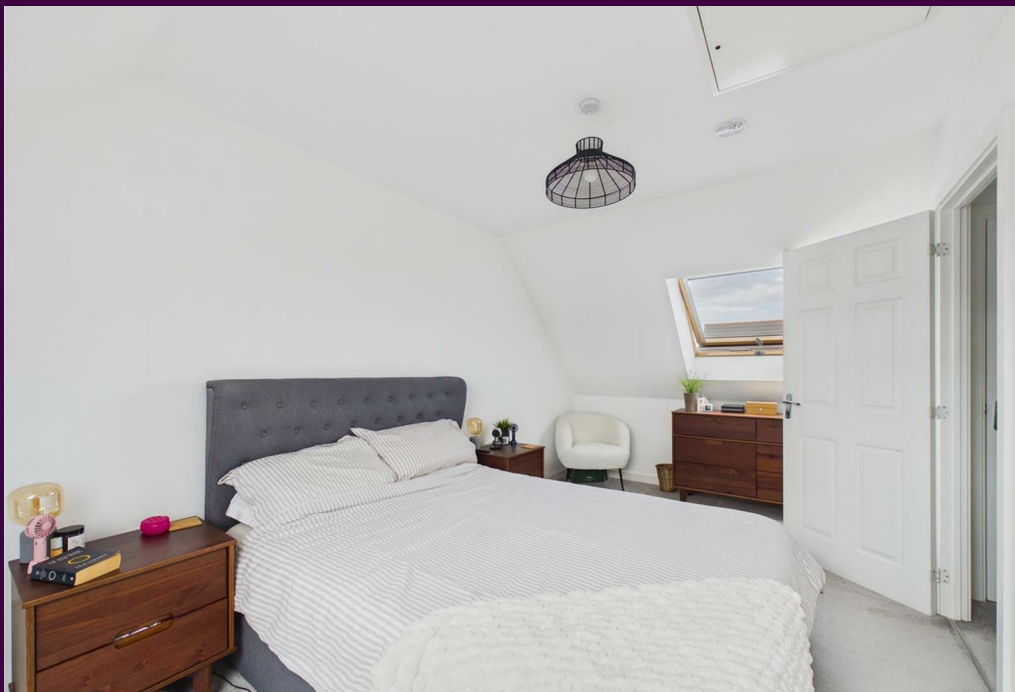
The Location



Council Tax Band: B
Tenure: Freehold



- Built to the popular 'Mosely' design, and a fine example of its kind
- Enjoying an enviable position overlooking an open, quiet green space
- Contemporary open-plan kitchen/living space
- Accommodation over three levels
- Three bedrooms, two doubles
- Modern family bathroom and ground floor cloakroom/WC



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