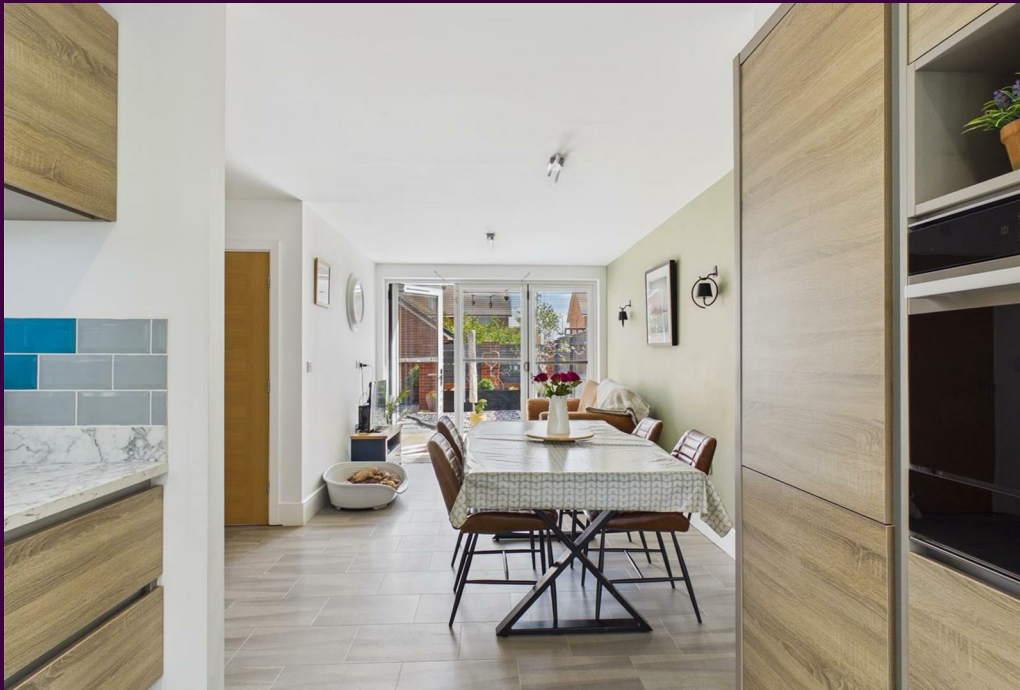
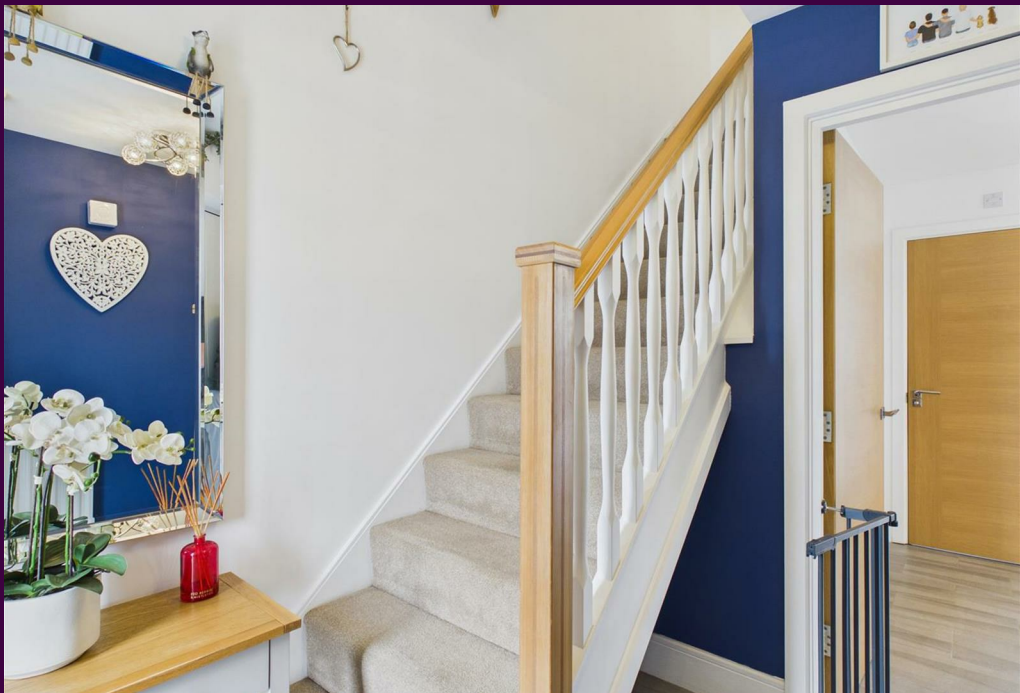


Linden Crescent,



£269,000

IH INGLEBY HOMES





Built by 'Avant' in 2018 to this very impressive, and generous design that delivers modern and contemporary accommodation over three spacious levels - internal inspection is strongly advised.

Enjoying a pleasant position, at the edge of the development and overlooking a pleasant green, with playing fields nearby, whilst well situated from highly regarded local schooling, and short drive into Yarm High Street, and the fantastic amenities that brings.

Impressive and well-presented throughout, whilst the superb specification of the kitchen and bathrooms is worthy of special mention. Briefly comprising an entrance hall, stunning open-plan kitchen/dining/family space with bi-fold doors to the garden, with useful utility/storage closet off, and cloakroom/WC to the ground floor.

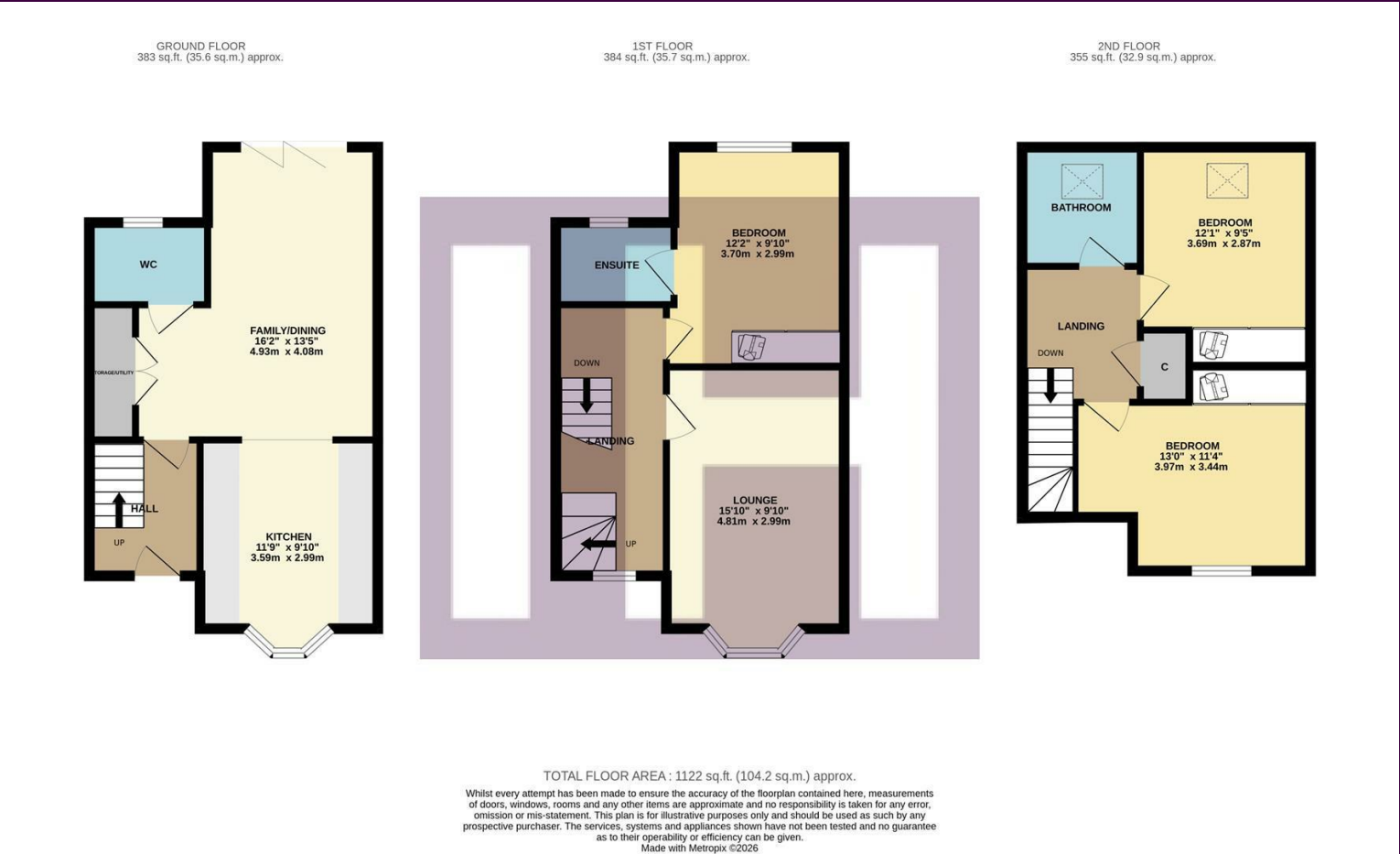
The first floor brings the main living room which enjoys front views over the green, a double bedroom with fitted robes and stylish ensuite. Two further double bedrooms - both with robes and vaulted ceiling feature, are found on the second floor, along with the quality family bathroom.

The front garden is low-maintenance, and hedge enclosed, whilst a sizeable block-paved drive runs along side, approaching the garage. The equally easily maintained, landscaped and enclosed rear garden brings a near end patio and connecting path to a far-end patio and deck, half tucked behind the garage and feeling secluded.

Formerly a shared ownership property but 100% purchase available with £150plus vat price of freehold.



The Layout



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		95	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C	85		(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					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

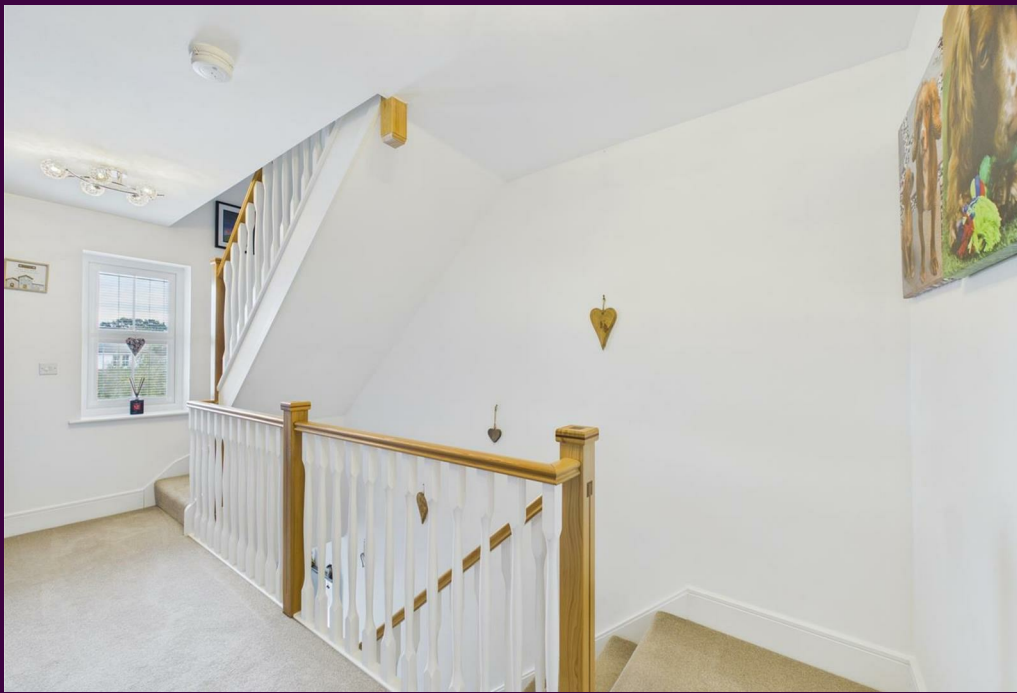
The Location



Council Tax Band: D
Tenure: Freehold



- Favoured Yarm location and enviable position overlooking pleasant green
- Modern, 'Avant' built three storey family home
- Stylish 'high-spec' bathrooms and kitchen
- Attractive landscaped gardens, block paved drive and garage
- Three double bedrooms, all with fitted robes and 'Master' with ensuite
- Contemporary ground floor with open-plan kitchen/dining/family space
- 100% ownership for sale with £150 plus vat purchase price of freehold



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