

Orkney Way, Thornaby

£165,000

IH INGLEBY HOMES





Delivering spacious accommodation over three impressive levels, this four bedroom property certainly merits internal inspection.

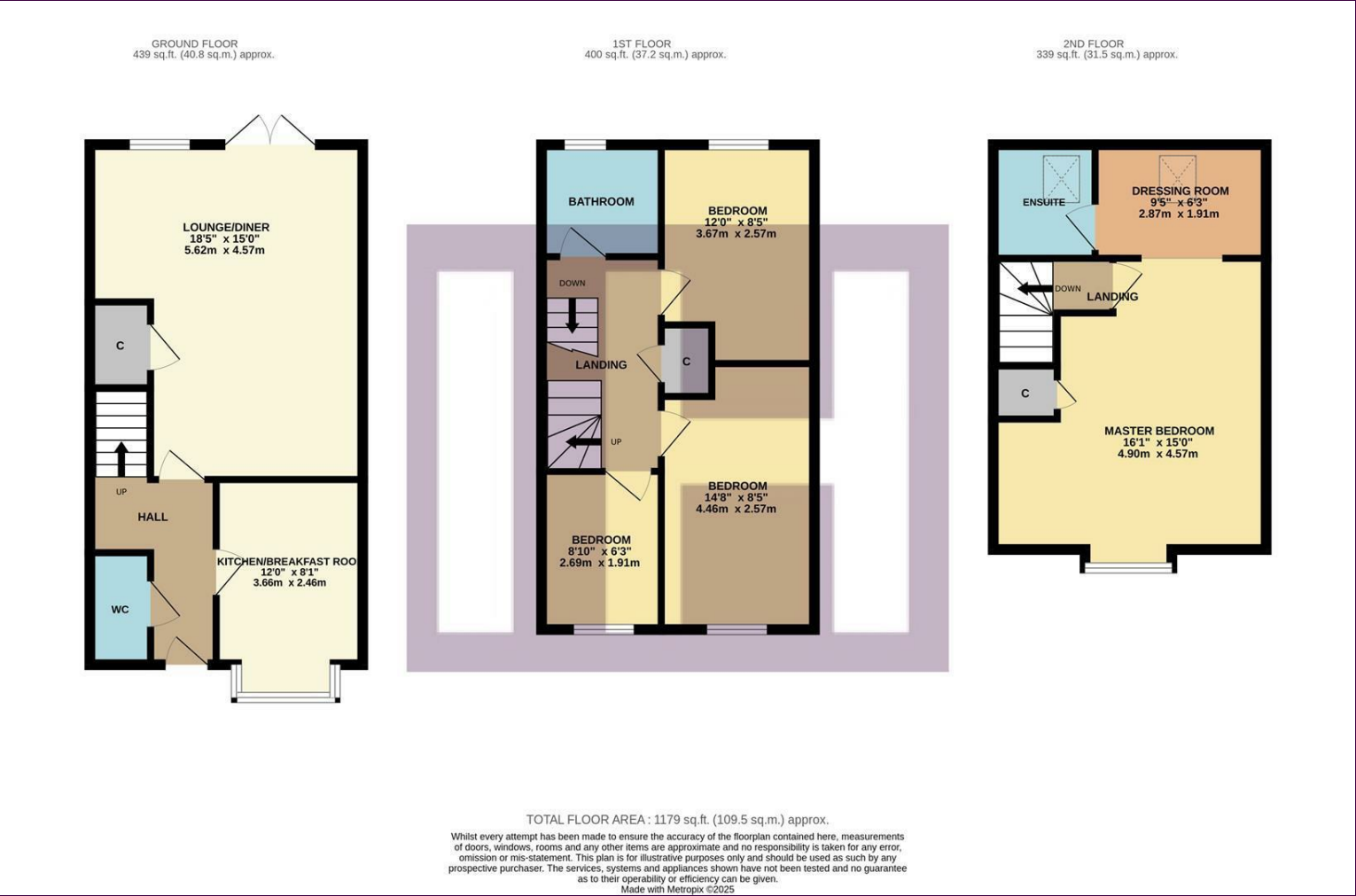
Situated within this popular, modern Thornaby development, enjoying a rear drive and garage, front garden, and enclosed rear garden, whilst being well situated for transport links, schooling and amenities.

Internally, the ground floor comprises an entrance hall, cloakroom/WC, attractive fitted kitchen/diner, and generous open-plan lounge/diner to the rear, with 'French' doors to the garden. Three of the bedrooms are found on the first floor, along with the family bathroom.



A superb 'Master level occupies the second floor, boasting a large double bedroom, open-plan dressing room and impressive ensuite.

The Layout



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		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	75		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: C
Tenure: Freehold



- Impressive accommodation over three levels
- Superb 'Master' suite of double bedroom, dressing room and ensuite
- Generous open-plan lounge diner with 'French' doors to the garden
- Attractive gardens, rear drive and garage
- Early viewing advised