

Hilden Park, Ingleby Barwick



Asking Price £199,995

IH INGLEBY HOMES





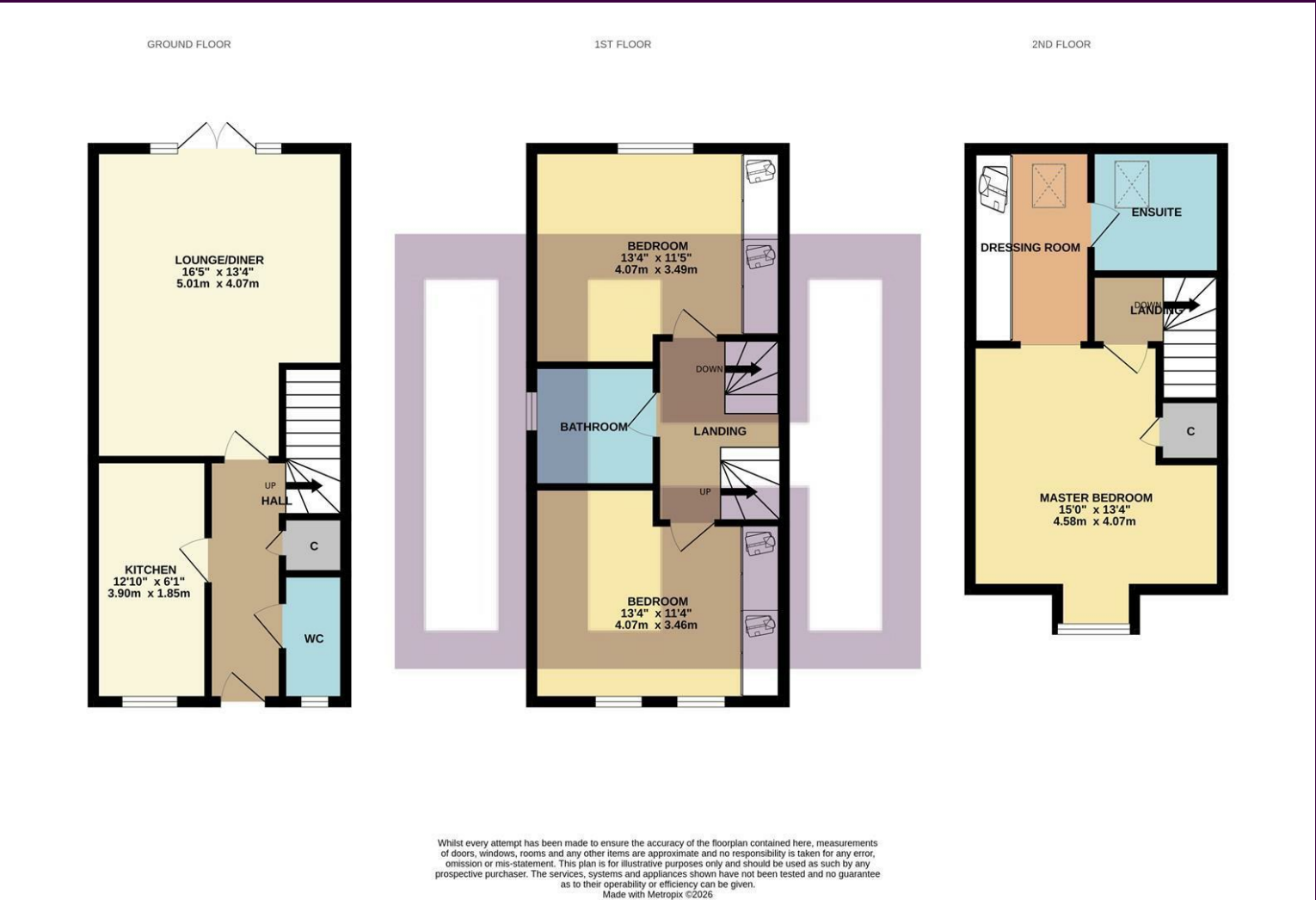
Delivering impressive space over three levels, this three double bedroomed property certainly merits internal inspection. Occupying an end position within this favoured 'Broom Hill' area of Ingleby Barwick, on an enviable plot that boasts off-road parking for two vehicles, a garage, and unusually generous gardens which wrap around the rear and side - a particular feature of the property.

The rear garden is laid mainly to lawn with near-end patio, whilst the surprisingly generous side is fence/gate enclosed and lends itself to extension subject to any necessary consent, or to simply enjoy as extra, private garden.



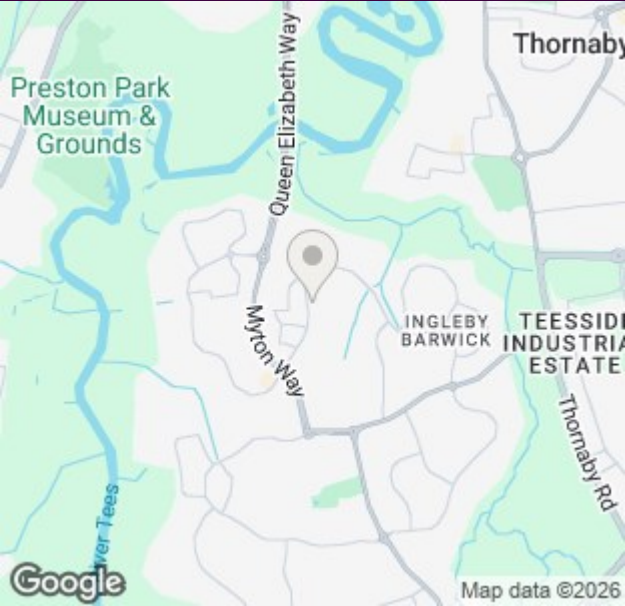
Internally, the accommodation delivers an entrance hall, cloakroom/WC, modern fitted kitchen, and spacious, rear lounge/diner with 'French' doors to the garden on the ground floor. The first floor brings two of the double bedrooms, both with fitted robes, and the family bathroom. As superb 'Master' suite occupies the second floor, comprising large bedroom, dressing room with fitted robes and ensuite/shower room.

The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			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			(1-20) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- Surprisingly generous plot with wrap-around rear and side gardens
- Two car off-road parking, garage
- Favoured 'Broom Hill' area of Ingleby Barwick
- Spacious accommodation over three levels
- All double bedrooms, and each with fitted robes
- Superb 'Master' with dressing room and ensuite



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