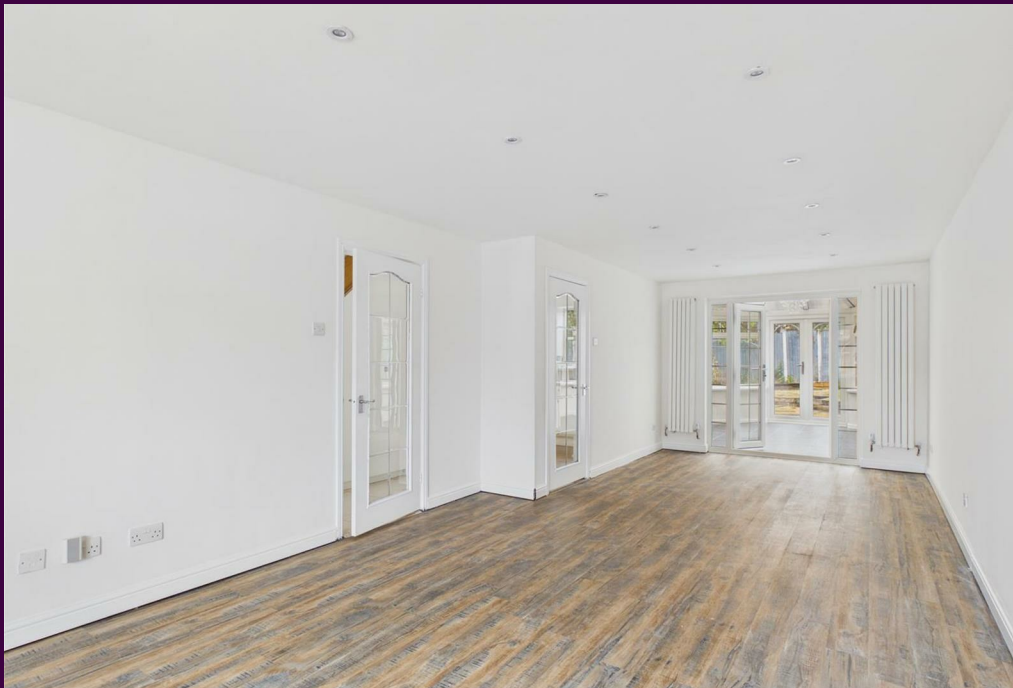
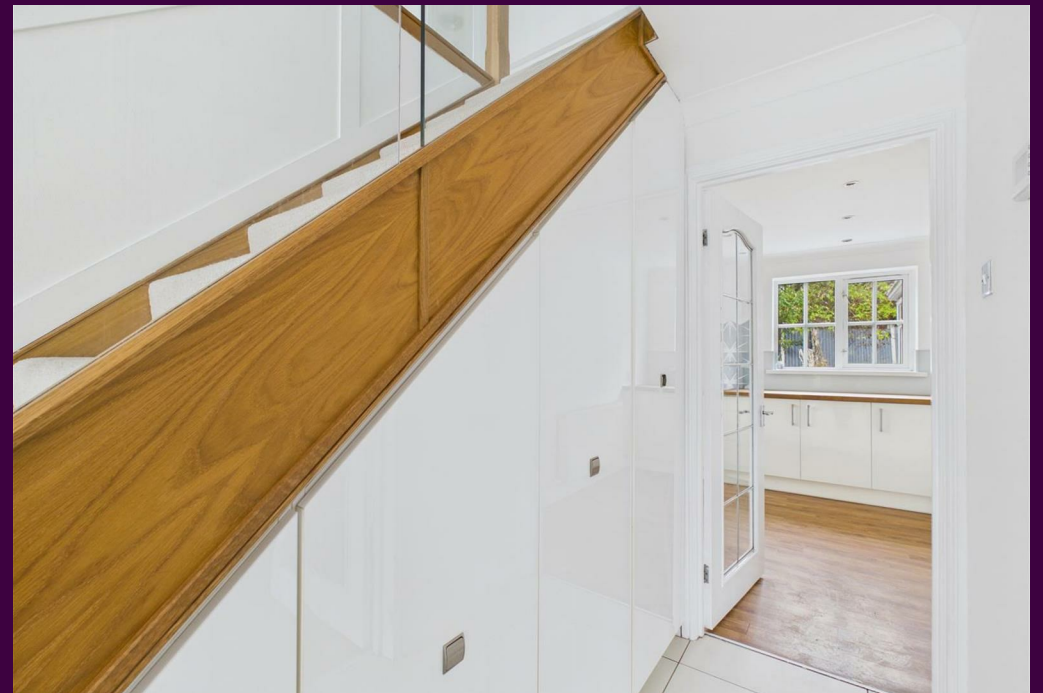
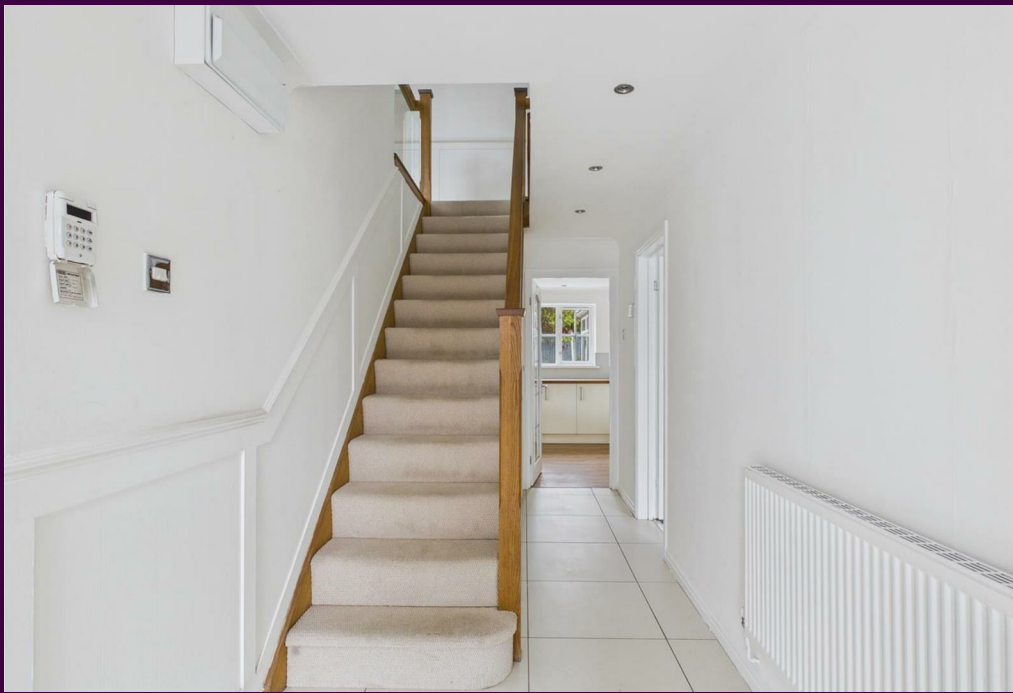


Neath Court, Ingleby Barwick



£1,450 Per Month

IH INGLEBY HOMES





Available for IMMEDIATE LET, and certainly meriting early inspection this impressively spacious and improved four bedroom detached home has plenty to offer.

Freshly decorated and ready to move in to, the large ground floor foot print delivers an entrance hall, cloakroom/WC, generous open-plan lounge/diner, rear conservatory, and remodelled kitchen/breakfast room with island, whilst a professional garage conversion has helped bring a useful play room/study, with wet room behind.

The first floor provides four great bedrooms, 'Master' with fitted walk through dressing room to the ensuite, whilst further robes are available in bedroom four, separate attractive family bathroom.

The re-laid frontage provides ample parking and approaches the garage. Behind the garage the side garden houses a useful storage container, with the rear garden being laid mainly to patio and lawn.



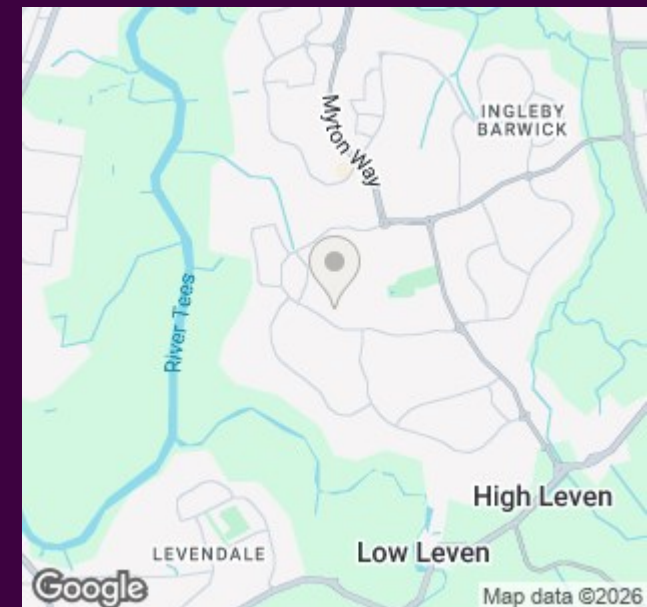
The Layout



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

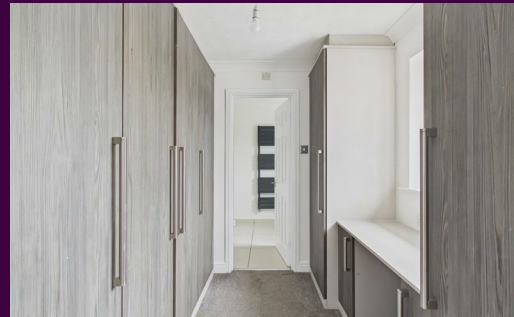
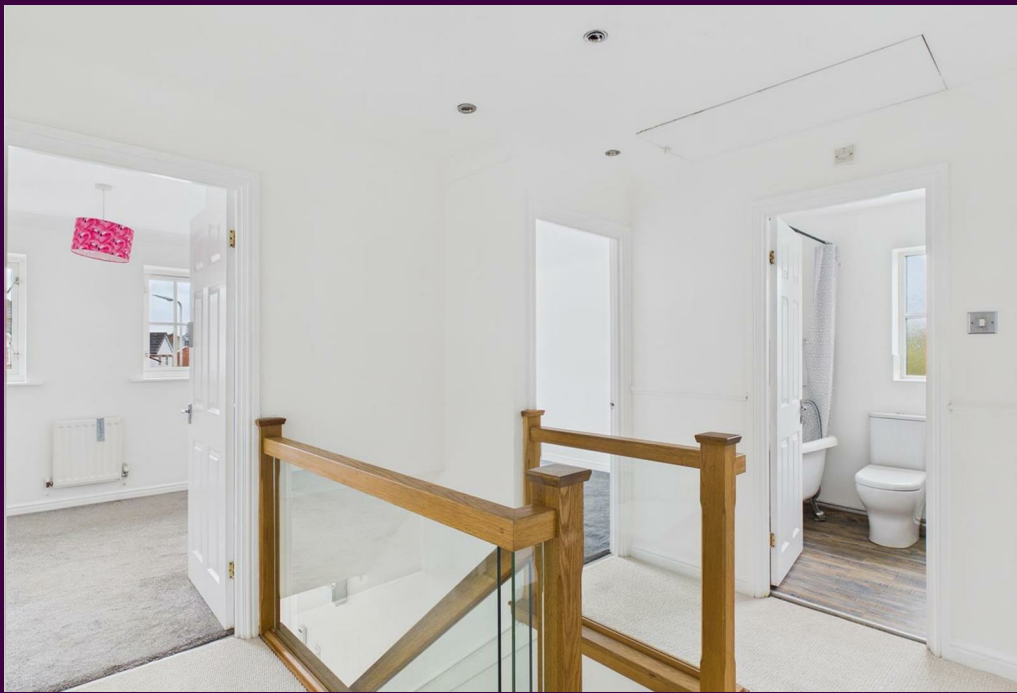
The Location



Council Tax Band: E
Tenure:



- Available for IMMEDIATE LET
- Larger style, four bedroom detached property
- Impressive 'Master' with fitted dressing room and ensuite
- Spacious ground floor of lounge/diner, kitchen/breakfast room, conservatory, play room and wet room
- Cul-de-sac position in Round Hill area, ideal for schooling
- Side and rear gardens, with useful storage container - discreetly tucked away
- Freshly decorated and fresh, ready to move in to
- HOUSEHOLD INCOME REQUIRED £43,500 PER ANNUM
- HOLDING FEE £334.62



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