

Whernside Crescent, Ingleby Barwick



Offers Over £315,000

IH INGLEBY HOMES



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Extended, remodelled, and much upgraded - this large, six bedroom property now delivers accommodation approaching 2000sqft.

Located within the favoured 'Sober Hall' area of Ingleby Barwick, whilst occupying a generous corner position, with good frontage allowing ample parking, and generous rear garden with modern re-laid patios and lawn, bordered with established greenery, trees and shrubs.

Internally, the ground floor delivers a really impressive, large and open-plan 'L' shape living space incorporating the living room, dining space and continuing to the super refitted kitchen, with feature ceiling detail and spot lights - a super family space. A rear conservatory further enhances the accommodation and makes the most of the attractive gardens, whilst a useful sitting/playroom has been provided by way of a garage conversion, passing the utility space, and cloakroom WC when accessing internally. One of previous double garage still remains.

The first floor brings six bedrooms, 'Master' with a fabulous newly refitted ensuite, and separate family bathroom - please refer to the floorplan for an illustration of the layout and size.

Viewing advised.

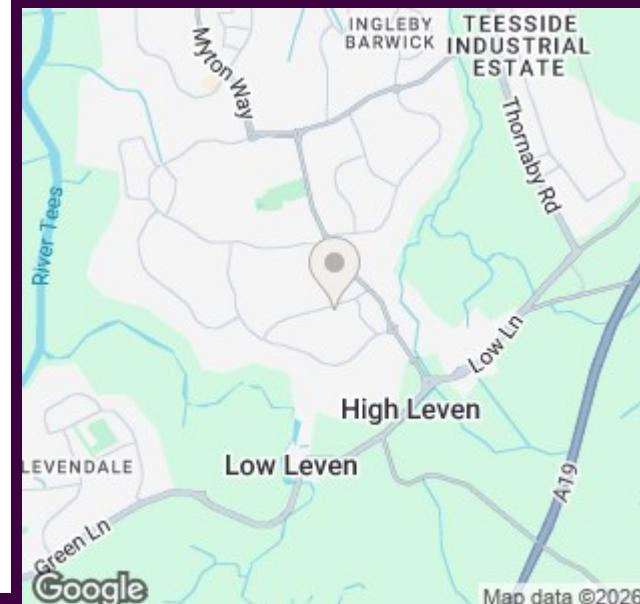


The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

The Location



Council Tax Band: D
Tenure: Freehold



- Extended, upgraded and remodelled
- Six first floor bedrooms, 'Master' with stylish refitted ensuite
- Superb open-plan living/dining/kitchen space
- Further sitting/playroom provided by way of a garage conversion
- Viewing advised
- Generous corner plot within sober hall



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