



## Garsdale Close, Yarm, TS15 9UH

This extended three bedroom detached house set in a cul-de-sac location in a lovely position overlooking a green belt to the front and with a private rear garden.

The accommodation of this ideal family home includes a hall leading to the spacious lounge/dining room. The modern kitchen offers a range of fitted units, an integrated oven and hob, and access to the rear garden. The garden room extension provides delightful views across the rear garden and French doors leading out. A convenient downstairs toilet is also available. Upstairs, there are three bedrooms and a modern fitted shower room with a walk in waterfall shower. This property also benefits from gas central heating operated by a Hive heating system and double glazed windows.

Externally, to the front of the property, there is a low maintenance gravelled garden set to one side and a block paved driveway offering plenty of off-road parking, leading to the garage with a remote controlled door. To the rear, you will find a good sized south-west facing lawned garden and patio, which enjoys a sunny aspect and a good degree of privacy.

Located in a highly sought after Yarm area, this property is close to well performing schools, shops, Yarm Medical Centre, and Yarm Train Station. It also enjoys excellent access to the vibrant Yarm High Street, known for its array of bars, restaurants, and cafes, as well as relaxing riverside walks.

£249,999



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HALL

LOUNGE/DINING ROOM  
24'5 x 12'7 (7.44m x 3.84m)

KITCHEN  
7'3 x 8'10 (2.21m x 2.69m)

GARDEN ROOM  
7'9 x 8'11 (2.36m x 2.72m)

W/C  
2'11 x 5'2 (0.89m x 1.57m)

LANDING

BEDROOM ONE  
13'10 x 9'5 (4.22m x 2.87m)

BEDROOM TWO  
9'7 x 9'0 (2.92m x 2.74m)

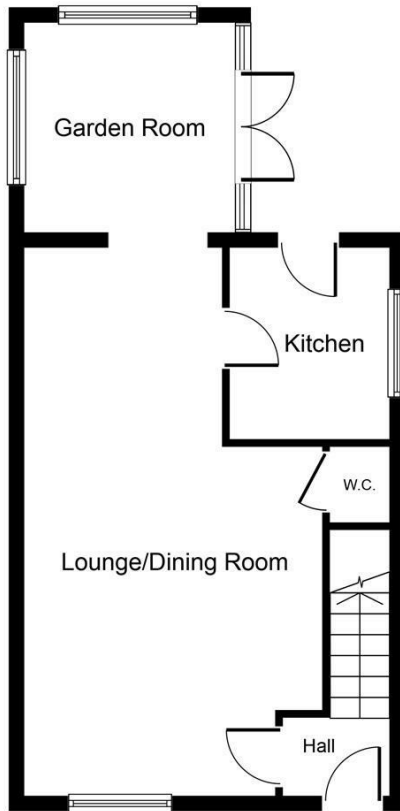
BEDROOM THREE  
6'10 x 6'1 (2.08m x 1.85m)

SHOWER ROOM  
5'7 x 6'5 (1.70m x 1.96m)

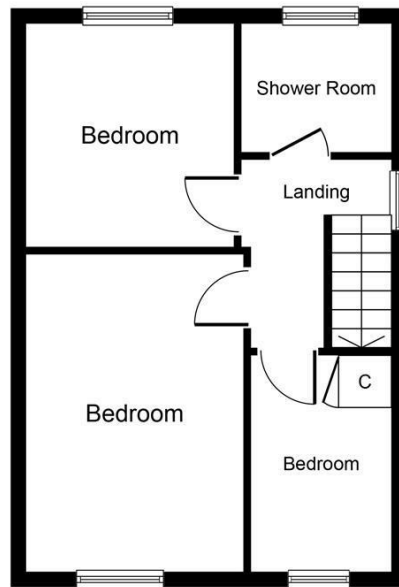


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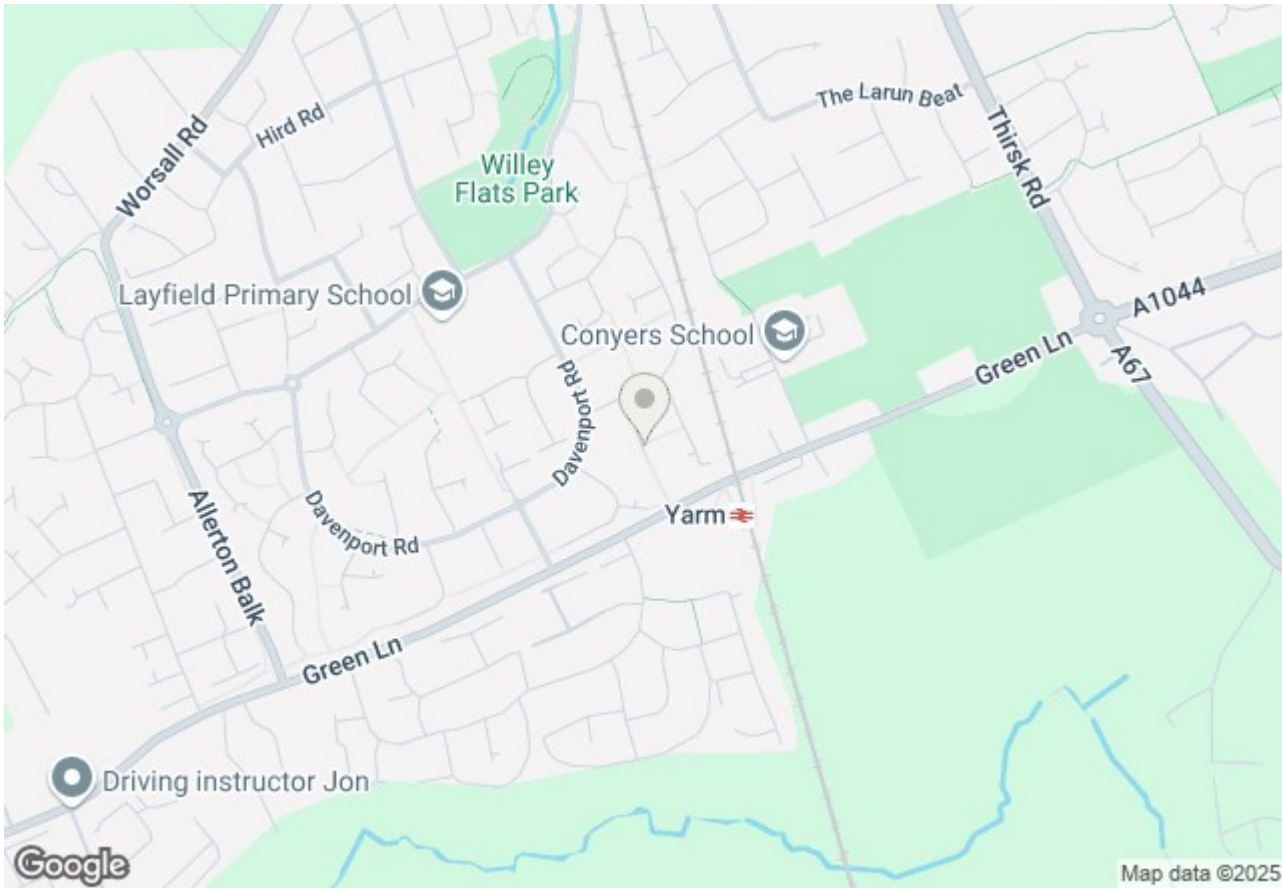
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**VIEWING**

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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