



Wiske Bank Court, Yarm, TS15 9FS

This delightful three-bedroom mid-terrace home is ideally situated in a cul-de-sac location within the highly sought-after Morley Carr Farm development in Yarm. Built in 2021 by Taylor Wimpey, this property remains under the original 10-year NHBC warranty, providing peace of mind for future homeowners.

The accommodation briefly comprises a hall leading to a spacious lounge and staircase. To the rear of the property, you will find a modern kitchen/dining room with an integrated gas hob and double oven, along with French doors that open out to the rear garden. A convenient downstairs W/C is also located on the ground floor. Upstairs, the master bedroom features an ensuite, accompanied by two additional good sized bedrooms. A family bathroom completes the living space. This family home benefits from gas central heating and uPVC double glazed windows, ensuring comfort and energy efficiency.

Externally, the front of the property features a double width driveway, providing off-road parking for two cars, complemented by soft landscaping with shrubbery. To the rear, there is a lawned garden, which can also be accessed via a rear alley, offering both convenience and additional accessibility.

Morley Carr is ideally located for access to amenities, reputable schools, and the vibrant Yarm High Street, with its array of cafes, restaurants, and shops. Additionally, it offers excellent commuter links via the A19 and Yarm Train Station, making it an attractive option for first time buyers and families alike.

The property is offered also with the option of buying 50% Shared Ownership with Heylo Housing at £97,500. Heylo's Shared Ownership solutions bring owning a home within reach for millions of previously excluded potential buyers. Shared Ownership allows you to purchase a percentage share of your ideal home, and pay a reduced rent on the remaining shares, with the opportunity to buy more shares when you are in a position to do so.

£195,000



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HALL

LOUNGE

12'2 x 13'11 (3.71m x 4.24m)

W/C

5'11 x 3'4 (1.80m x 1.02m)

LANDING

MASTER BEDROOM

11'1 x 12'3 (3.38m x 3.73m)

EN-SUITE

5'6 x 5'9 (1.68m x 1.75m)

BEDROOM TWO

10'10 x 8'8 (3.30m x 2.64m)

BEDROOM THREE

6'7 x 11'7 (2.01m x 3.53m)

BATHROOM

5'6 x 6'8 (1.68m x 2.03m)

ADDITIONAL INFORMATION

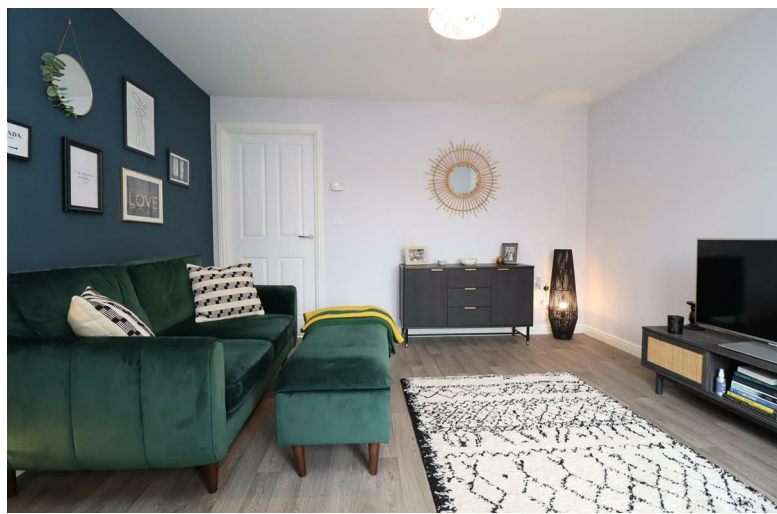
Tenure: Leasehold (125 years from 2020).

Share Available: up to 100% (£195,000)

Shared Ownership Rent: TBC

Lease Management Fee: £25.27 per month (subject to annual review)

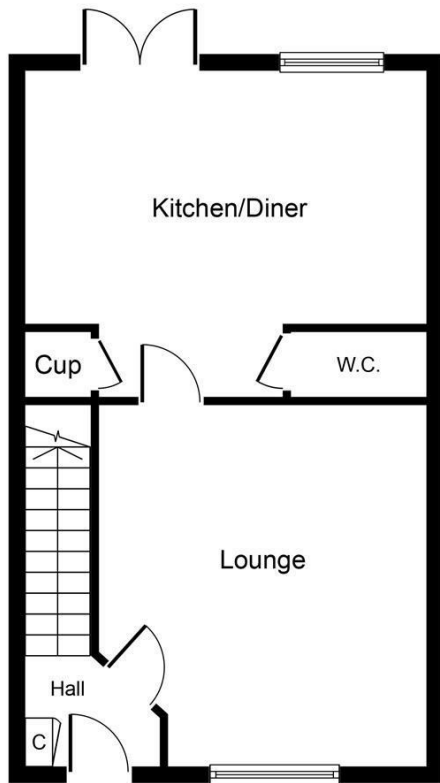
Buildings Insurance: £7.90 per month (subject to annual review)



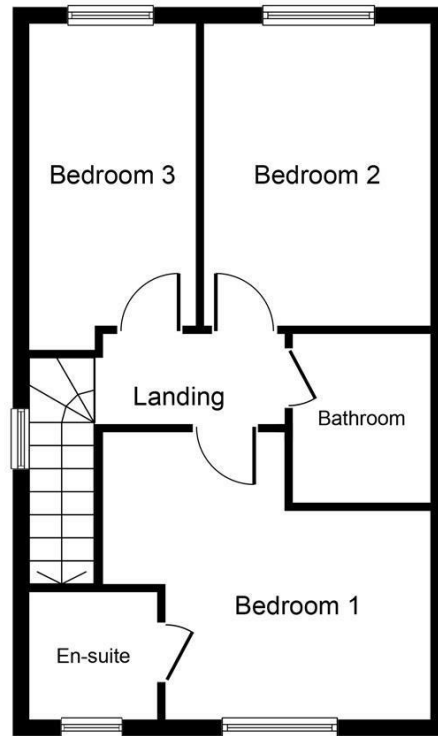
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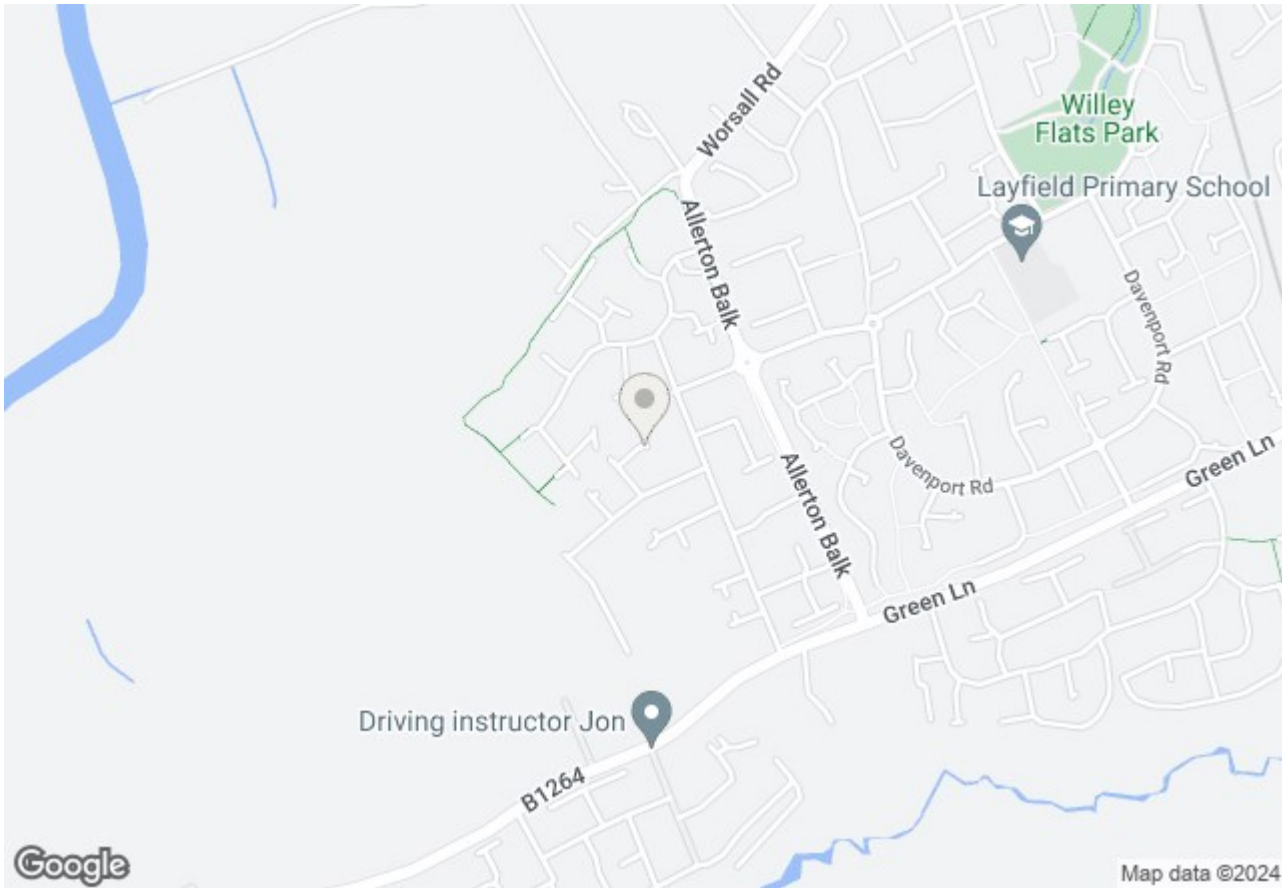
Ground Floor



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) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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