



## The Old Market, Yarm, TS15 9SH

Offered with NO CHAIN and no ground rent, this delightful two bedroom apartment, with allocated parking, is situated in the highly sought-after Yarm Mews development. Offering excellent access to the vibrant Yarm High Street, known for its array of bars, restaurants, cafes, and scenic riverside walks, but enjoying the advantage of being tucked away from the hustle and bustle, this property is ideal for first-time buyers, professionals, or investors seeking a stylish and comfortable home in a prime location.

Located on the second floor, the apartment features a welcoming hallway with a large storage cupboard and loft hatch access, leading to the light and airy open plan lounge, dining and kitchen area with a Juliet balcony offering notable views over Yarm's roof tops to the historic viaduct. The contemporary kitchen is equipped with high gloss units, integrated appliances, including an oven, electric hob, dishwasher, and washing machine and a rear aspect ceiling Velux window.

The apartment offers two well proportioned bedrooms, with the master bedroom featuring built in wardrobes and an en-suite bathroom with a large shower cubicle. A second bathroom, complete with a shower and screen over the bath, completes the living space.

The property is further aided by updated and much improved "Rointe D Series" smart phone and wi-fi controlled electric wall radiators, entry phone system and UPVC double glazing. Externally the apartment is accessed by car from Bentley Wynd and has an allocated parking space to the front.

£185,000





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COMMUNAL ENTRANCE HALL/STAIRS

HALL

LOUNGE/DINING ROOM  
10'0" x 24'1" (3.05m x 7.34m)

KITCHEN  
10'9" x 9'9" (3.28m x 2.97m)

BEDROOM ONE  
9'0" x 12'11" (2.74m x 3.94m)

ENSUITE  
3'7" x 7'9" (1.09m x 2.36m)

BEDROOM TWO  
13'1" x 9'0" (3.99m x 2.74m)

BATHROOM  
6'10" x 6'5" (2.08m x 1.96m)

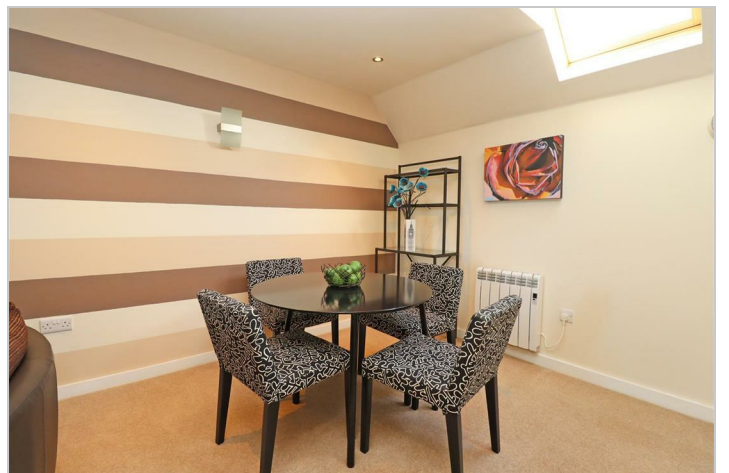
Additional information  
Leasehold - 210 years remaining

Ground rent - £0

Annual Service Charge - £1776.00

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by ap  
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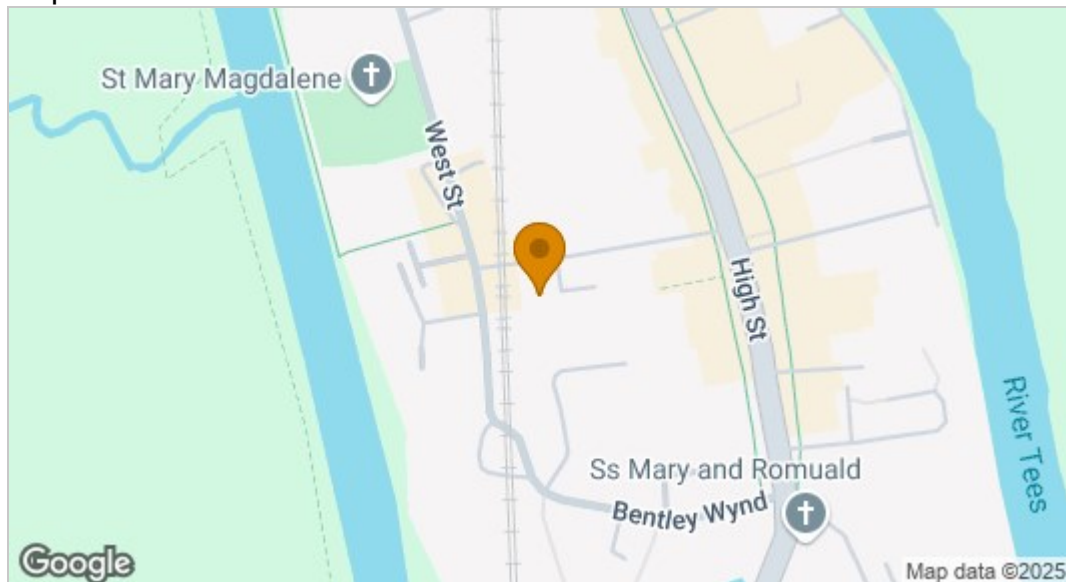


Tel: 01642 248248

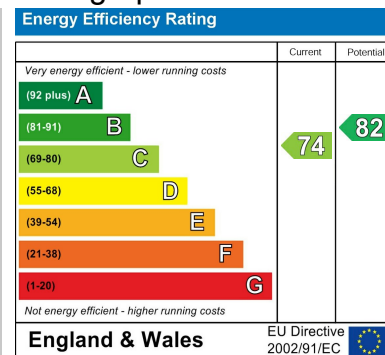




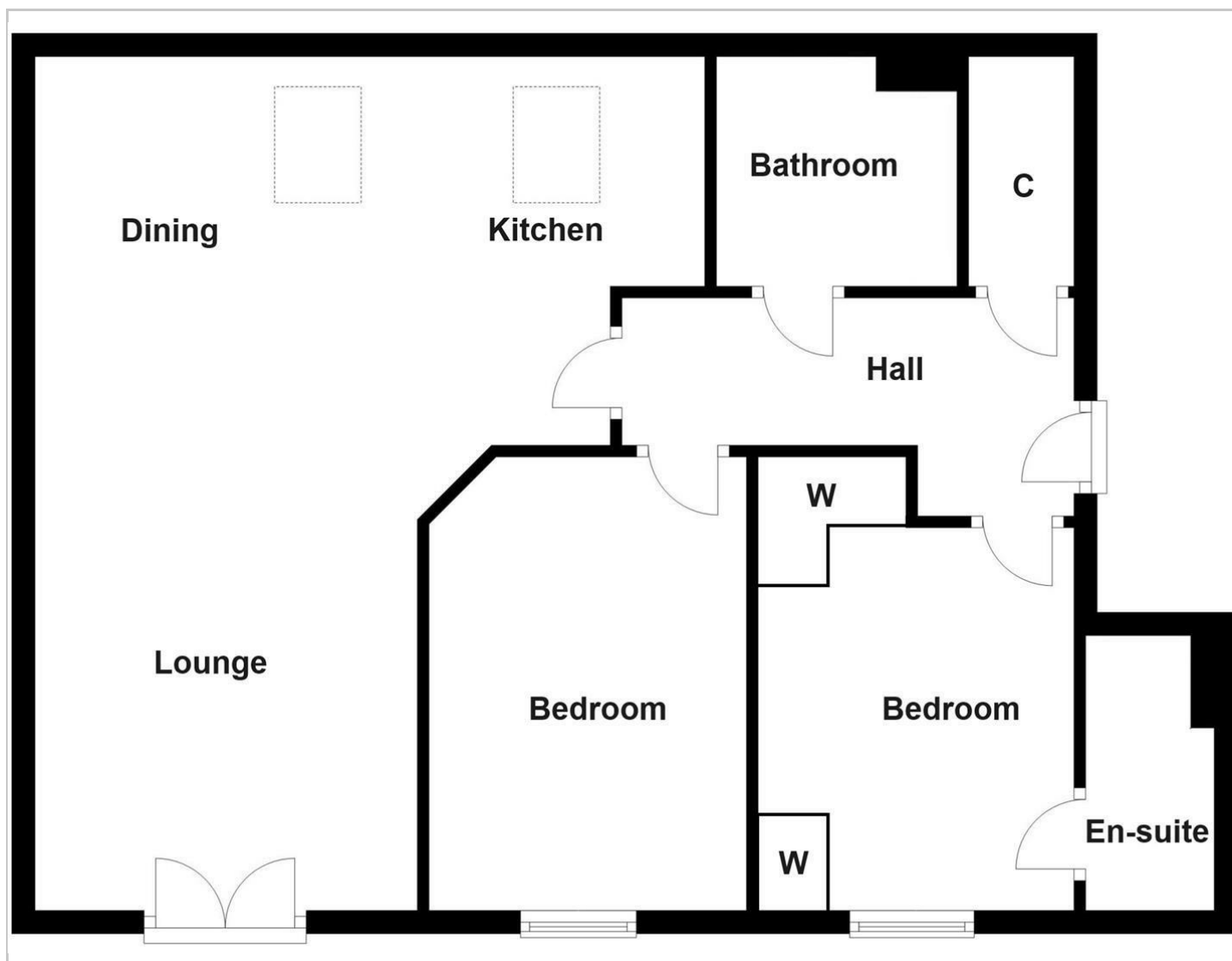
## Map



## EPC graph



## Floor Plan



### VIEWING

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

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101 High Street, Yarm, TS15 9BB

Tel: 01642 248248 Email: [yarm@gowlandwhite.co.uk](mailto:yarm@gowlandwhite.co.uk) <https://www.gowlandwhite.co.uk/>