



## The Royd, Yarm, TS15 9HU

**\*\*VIEWING HIGHLY RECOMMENDED!\*\***

Beautifully presented and thoughtfully refurbished throughout, this two bedroom detached bungalow with a detached garage is located in the highly desirable Spitalfields area.

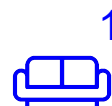
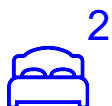
Tucked away at the end of a cul-de-sac, the property offers a hall with two storage cupboards leading to a spacious lounge with French doors opening to the rear garden. The newly fitted kitchen features shaker-style units, slimline worktops, and integrated appliances including an oven, hob, washing machine, fridge and freezer. There are two good sized bedrooms, along with a newly refitted shower room featuring a large walk-in shower.

Recently redecorated throughout, each room has fresh, neutral decor, replastered ceilings, and new carpets, providing a blank canvas for buyers to personalise. Additional upgrades include a new combi boiler.

The front of the property features a spacious lawned garden with well kept borders, while the rear garden, also lawned, includes mature, established borders that provide a high degree of privacy. A garage is conveniently located nearby within the cul-de-sac.

Ideal for new buyers, this turnkey property is situated in the highly sought-after area of Yarm. With excellent local amenities nearby, it's close to well-regarded schools, shops, Yarm Medical Centre, and Yarm Train Station. Just a short stroll from Yarm High Street, known for its vibrant selection of bars, restaurants, cafes, and picturesque riverside walks, this property offers a fantastic opportunity to enjoy both convenience and community in a prime location.

Offers In The Region Of £218,000





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**HALL**

**LOUNGE**

15'10" x 13'4" (4.83m x 4.06m)

**KITCHEN**

9'9" x 9'4" (2.97m x 2.84m)

**BEDROOM ONE**

14'4" x 9'5" (4.37m x 2.87m)

**BEDROOM TWO**

11'8" x 8'0" (3.56m x 2.44m)

**SHOWER ROOM**

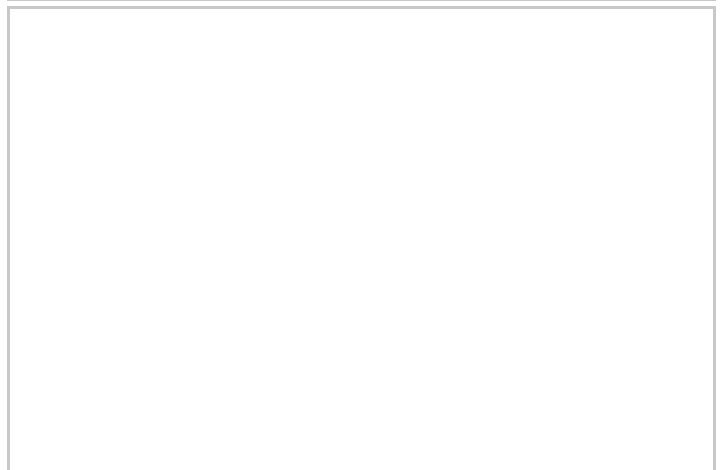
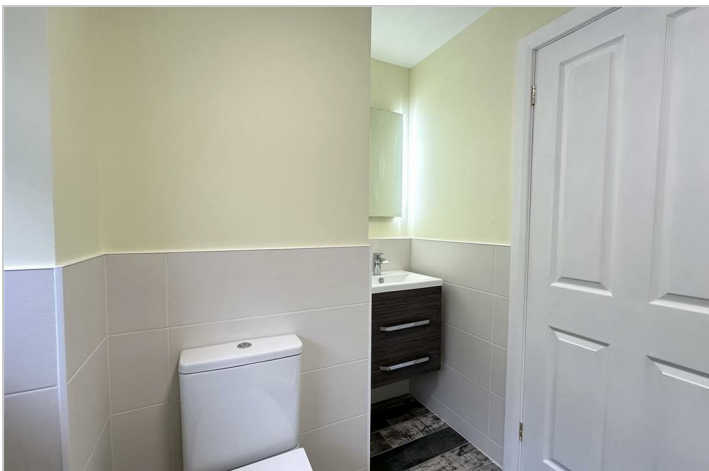
6'3" x 6'2" (1.91m x 1.88m)

**AML PROCEDURE**

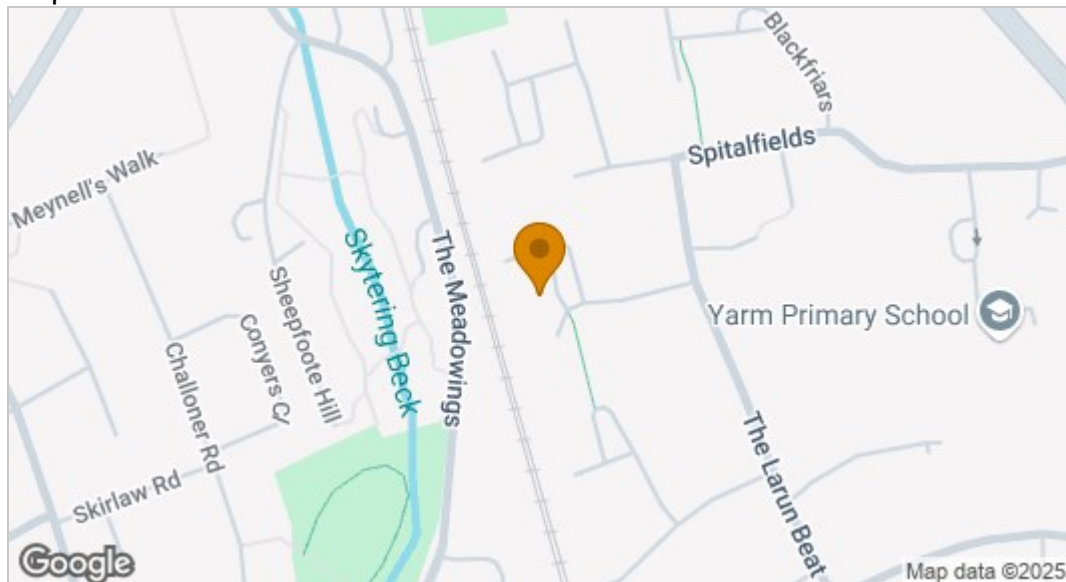
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



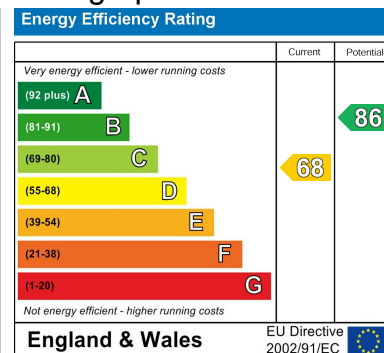




## Map



## 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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