



## Meadow Vale Close, Yarm, TS15 9WG

This immaculately presented two bedroom ground floor apartment is set within the sought after High Brook Croft development in Yarm. Nestled in a cul-de-sac and surrounded by communal gardens, the property enjoys a prime location just a short walk from Yarm High Street, known for its boutique shops, cafes, bars, and restaurants, as well as excellent local schools.

The apartment offers stylish and well-proportioned accommodation, comprising a welcoming entrance hall with built-in storage, a spacious lounge and dining area enhanced by a feature media wall with fireplace, and a modern fitted kitchen - refitted in 2023 - complete with quartz worktops and integrated appliances including a fridge freezer, microwave, oven, and induction hob.

There are two generously sized double bedrooms, with the second bedroom benefiting from fitted mirrored wardrobes, and a contemporary bathroom featuring a shower over the bath - also refitted in 2023.

Further benefits include gas central heating via a combi boiler with Hive smart control, uPVC double glazing throughout, and a secure entry system. Externally, the apartment enjoys access to attractive communal gardens, an allocated parking space, and additional visitor parking.

Offered for sale with no onward chain, this home is ideal for first-time buyers, downsizers, or investors seeking a low maintenance property in a desirable location.

Offers In The Region Of £174,000





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HALL

LOUNGE/DINING ROOM  
20'2" x 10'5" (6.15m x 3.18m)

KITCHEN  
10'4" x 9'4" (3.15m x 2.84m)

BEDROOM ONE  
12' x 9'2" (3.66m x 2.79m)

BEDROOM TWO  
10'5" x 8'3" (3.18m x 2.51m)

BATHROOM  
7'4" x 5'4" (2.24m x 1.63m)

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.

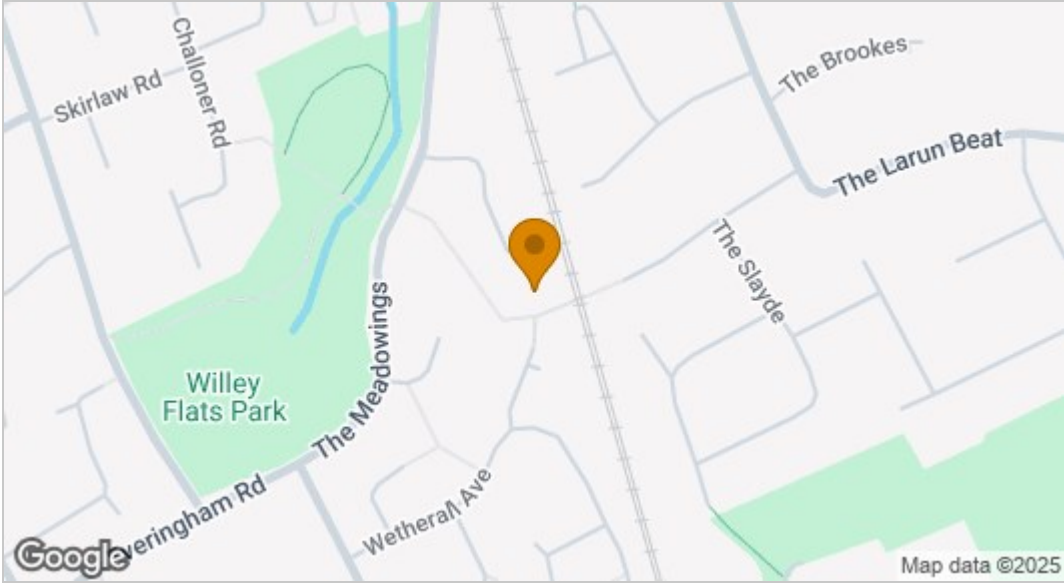




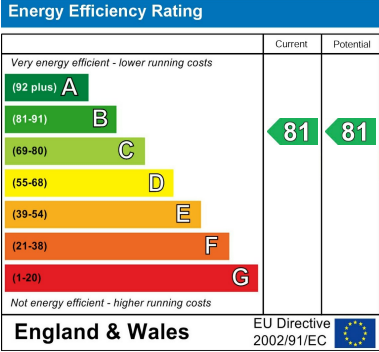




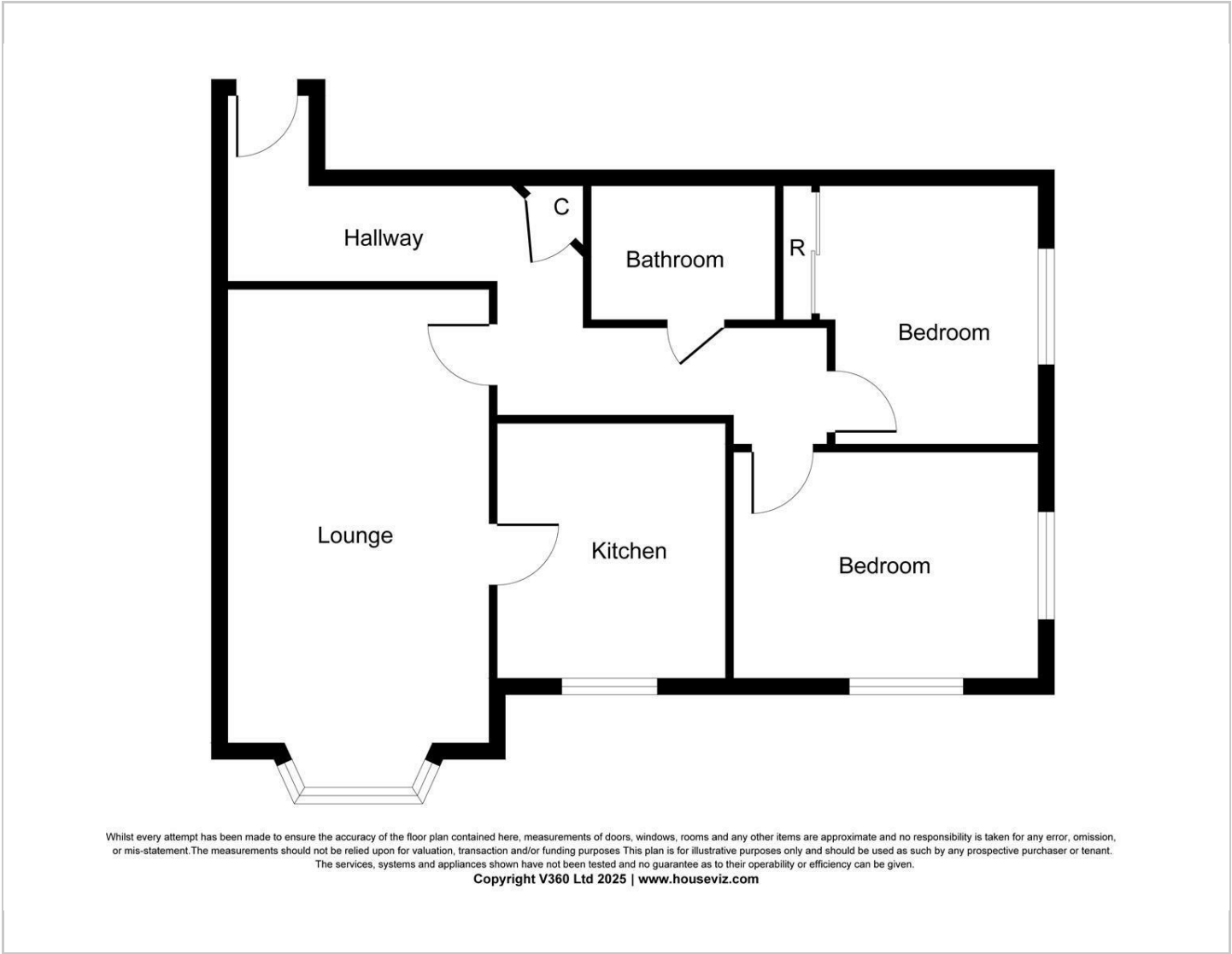
Map



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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