



Busby Way, Yarm, TS15 9RU

This immaculately presented three bedroom semi-detached home enjoys a prime position in a sought after cul-de-sac.

The property combines a practical layout with an excellent location. Both Levensdale Primary and Conyers School are close at hand, along with local shops and Yarm Train Station. A short walk or quick bus ride brings you to the vibrant Yarm High Street, where you'll find cafes, restaurants, boutique shops, and picturesque riverside walks. For those commuting further afield, the A19 is just a couple of miles away, offering superb links across the wider region.

The property opens with a welcoming entrance hall, leading into a spacious lounge which flows seamlessly into the dining room with French doors that open to the garden. The open plan layout continues into a sleek Howdens kitchen, fitted with integrated appliances including a double oven, induction hob and fridge. A utility room with grey units to match the kitchen completes the ground floor.

Upstairs, the landing connects three bedrooms and a bathroom with a shower over the bath. Each room is well proportioned, making the home perfectly suited to modern family life.

Externally, the property benefits from a double-width driveway, a single garage, and gardens to the front and rear. The rear garden is particularly appealing, offering a good level of privacy, a paved patio, a lawn, and two timber sheds.

This property is an excellent opportunity for families or first-time buyers seeking a well-planned home in a desirable neighbourhood.

£249,950



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HALL

LOUNGE

14'3" x 11'7" (4.34m x 3.53m)

KITCHEN/DINING ROOM

17'9" x 10'8" (5.41m x 3.25m)

UTILITY ROOM

8'8" x 7'10" (2.64m x 2.39m)

LANDING

BEDROOM ONE

11'9" x 9'9" (3.58m x 2.97m)

BEDROOM TWO

11'7" x 8'10" (3.53m x 2.69m)

BEDROOM THREE

8'10" x 7'8" (2.69m x 2.34m)

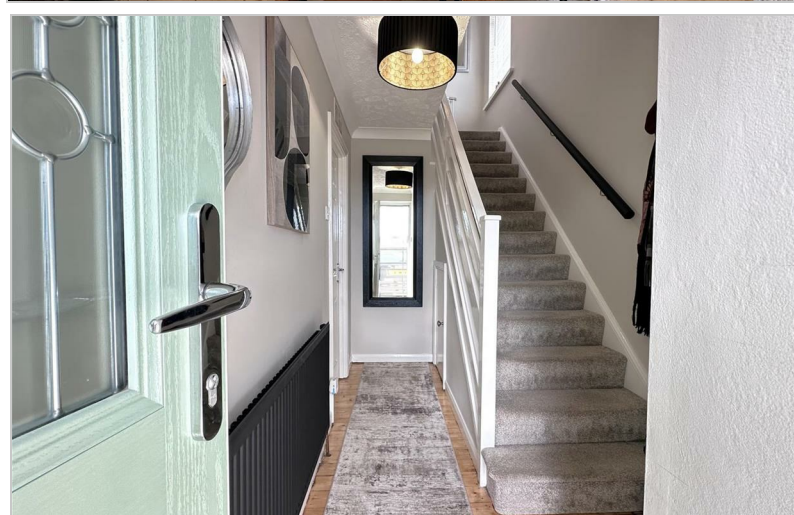
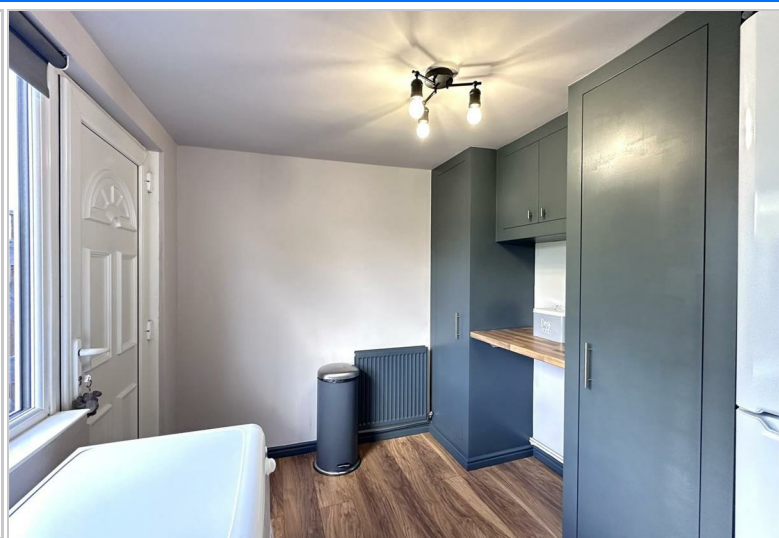
BATHROOM

8'6" x 5'7" (2.59m x 1.70m)

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.



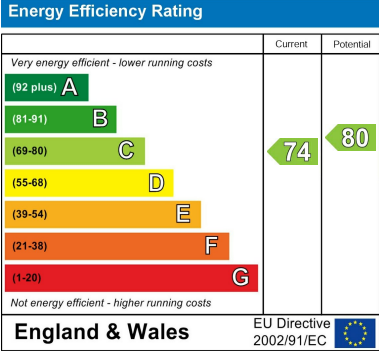




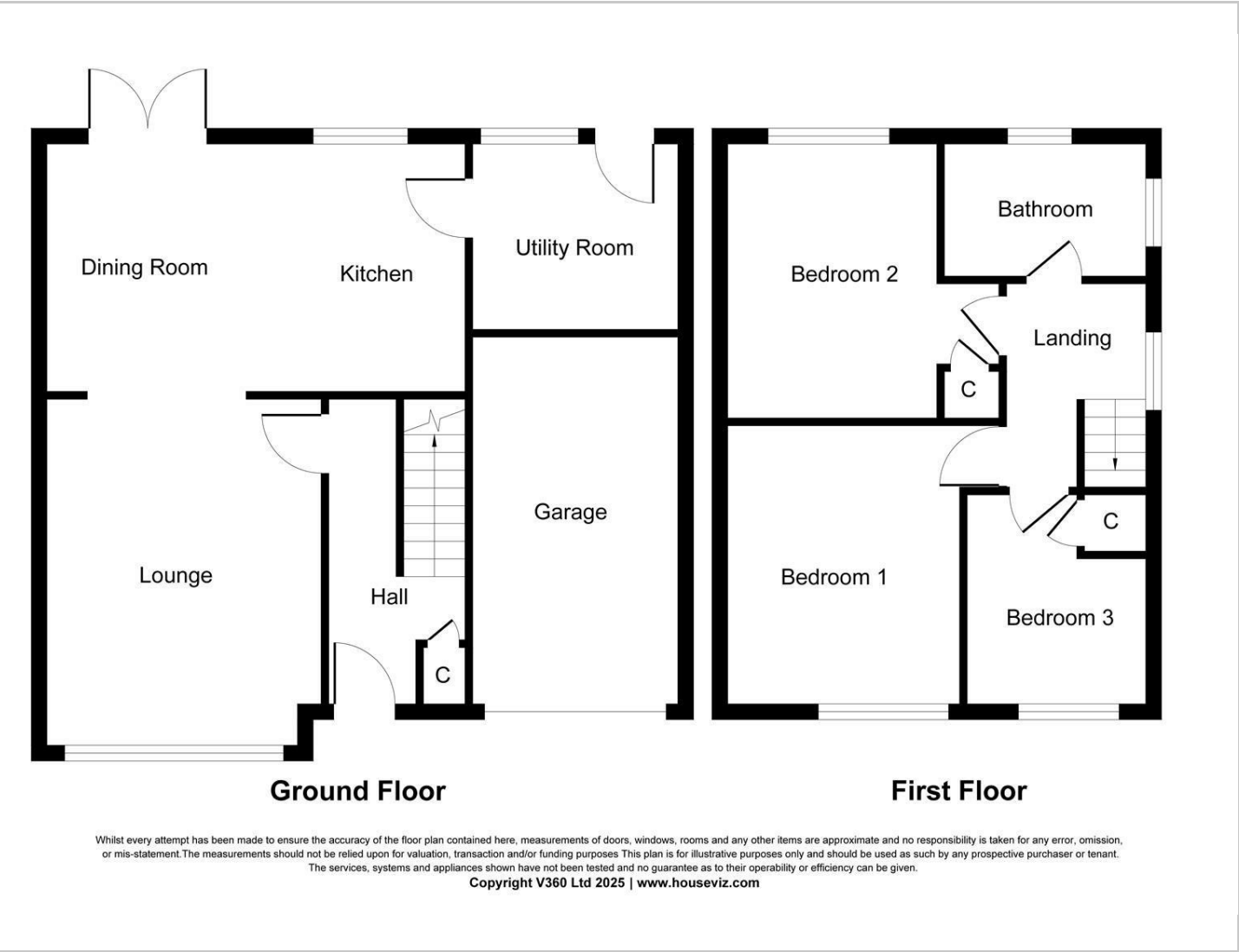
Map



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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