



## The Orchard, High Church Wynd, Yarm, TS15 9BQ

Offered for sale with no onward chain, this beautifully renovated first floor flat is just a stone's throw from Yarm High Street, where a wide variety of amenities can be enjoyed including restaurants, bars, coffee shops, boutique shops and the library. The property is ideally suited to a first-time buyer or anyone seeking a stylish home with low maintenance requirements.

The accommodation has been fully refurbished to a high standard and features a recently installed heating system together with an impressive contemporary kitchen finished with quartz worktops and integrated Wi-Fi controlled appliances, including a dishwasher, double oven, fridge/freezer, hob and microwave. A central island with seating for two creates an inviting space to relax and socialise. Double doors open onto a balcony, offering a pleasant spot to sit and watch the world go by. There are two well-proportioned double bedrooms and a stylishly refitted bathroom, complete with a modern vanity unit with inset hand basin and a bath with rainfall shower over. Internal oak doors and herringbone-style flooring provide a refined finishing touch throughout.

Externally, the property also benefits from a garage and residents parking.

"The property is Share of Freehold, with the freehold owned by Orchard Residents' Association Limited. One share in the company is transferable to the new owner upon completion of the purchase."

£214,995





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HALL

KITCHEN/LIVING ROOM  
21'10" x 13' (6.65m x 3.96m)

BEDROOM ONE  
12' x 9'9" (3.66m x 2.97m)

BEDROOM TWO  
9'4" x 9'3" (2.84m x 2.82m)

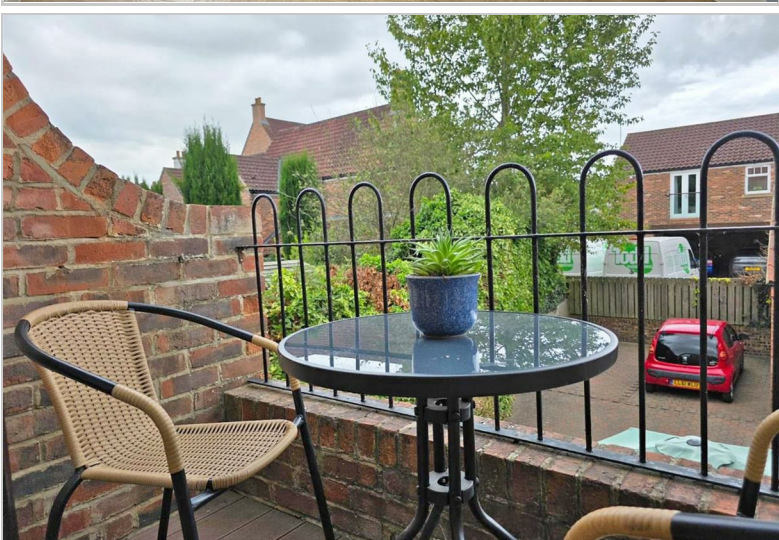
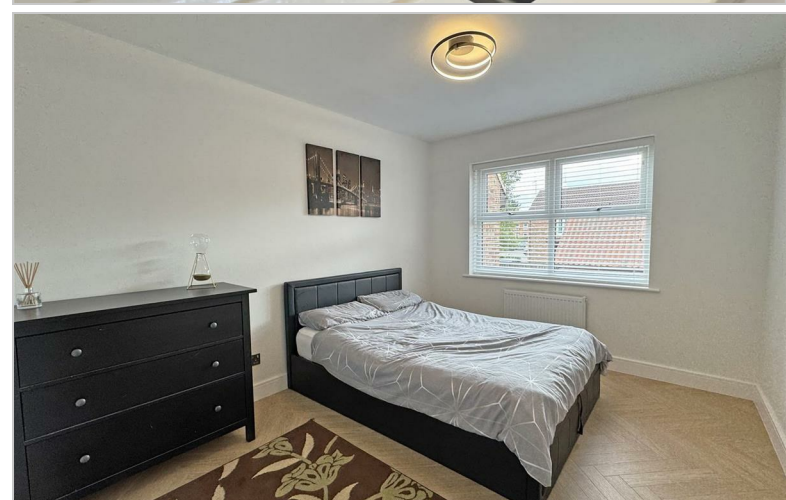
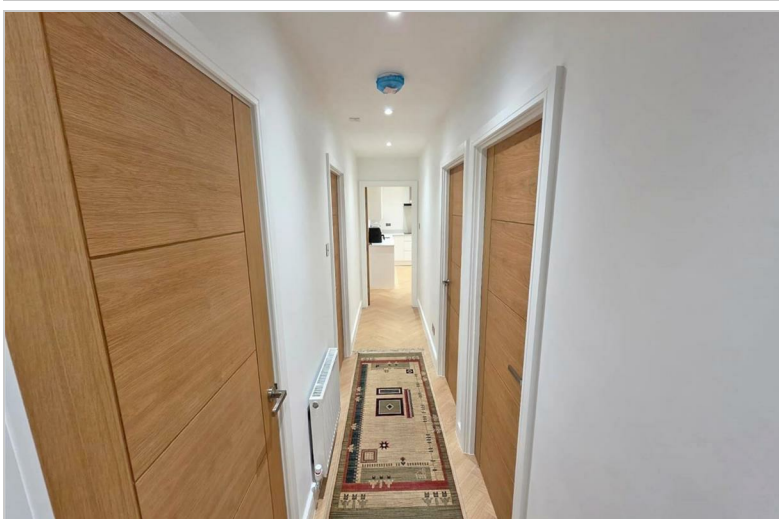
BATHROOM  
6'5" x 6'5" (1.96m x 1.96m)

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.



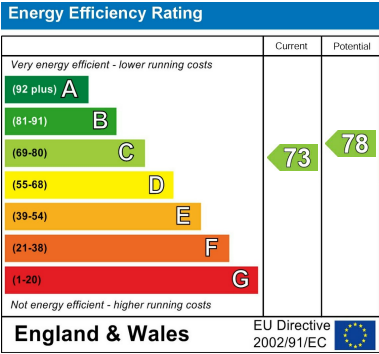




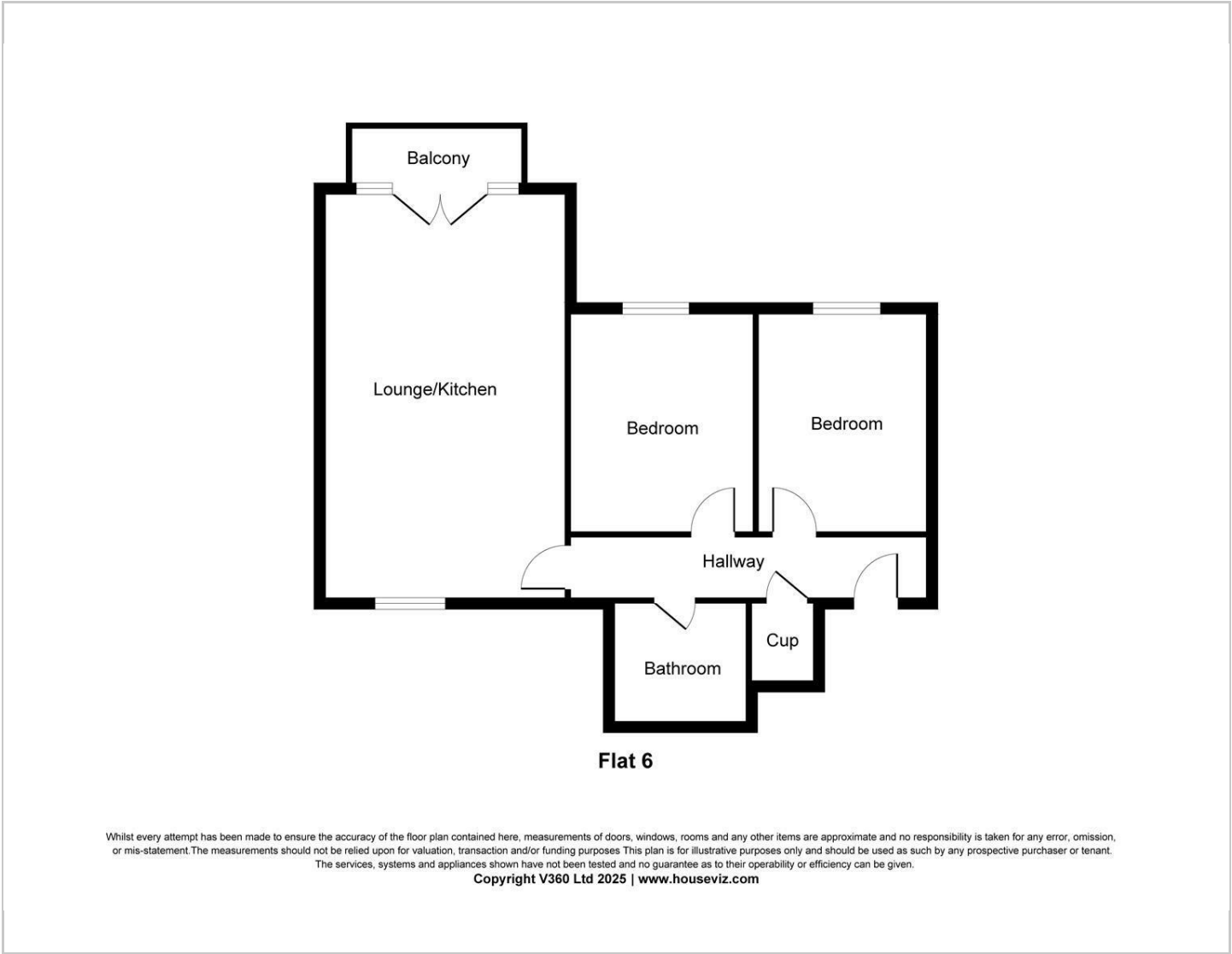
Map



EPC graph



Floor Plan



VIEWING

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

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.