



Wycliffe Court, Yarm, TS15 9XD

REDUCED FOR A QUICK SALE!! NO ONWARD CHAIN! This one bedroom ground floor apartment is pleasantly located on a small development of retirement properties. Conveniently located for ease of access to Yarm High Street with all its amenities and facilities, and a bus service is available to the local area to include Stockton High Street and Preston Park.

The electrically heated property comprises of entrance hall, a large living room with double French doors leading out to the communal gardens, a kitchen, two bedrooms and shower room with large shower. Residents and visitors parking is also provided.

Perfectly suited to a buyer who is looking for independent living but within a community of residents of 55 years of age and above. Residents can enjoy their own space within their apartment or if looking for some company, the lounge area is available for socialising, and generally enjoying spending time with others. The complex provides two communal lounges, large conservatory and landscaped gardens for all residents and guests to enjoy.

£70,000



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HALL

LOUNGE

11'10" x 9'1" (3.61m x 2.77m)

KITCHEN

8'4" x 8' (2.54m x 2.44m)

DINING ROOM

7'10" x 7'1" (2.39m x 2.16m)

BEDROOM ONE

13'10" x 9'8" (4.22m x 2.95m)

BATHROOM

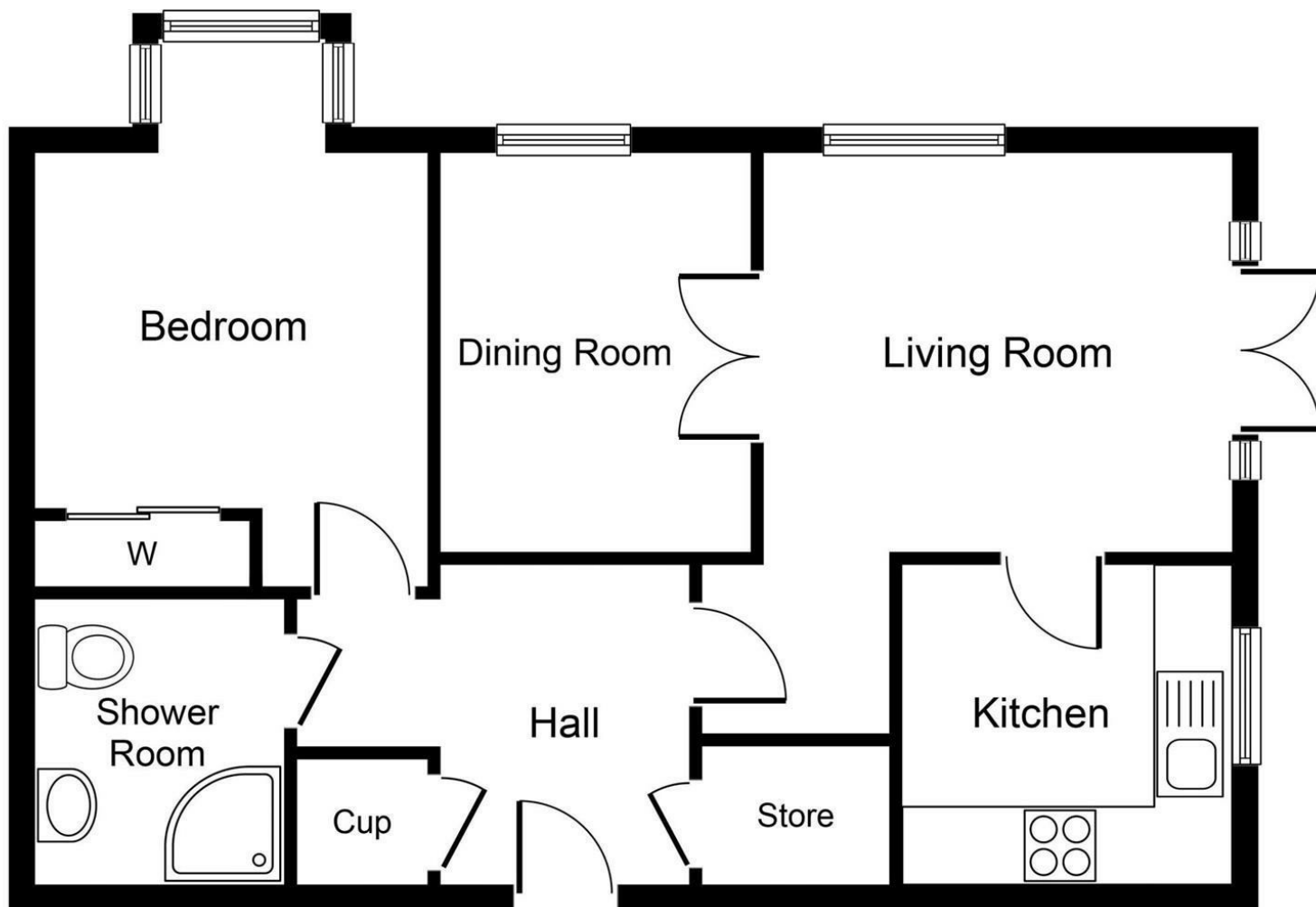
6'9" x 6'1" (2.06m x 1.85m)

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.



Tel: 01642 248248



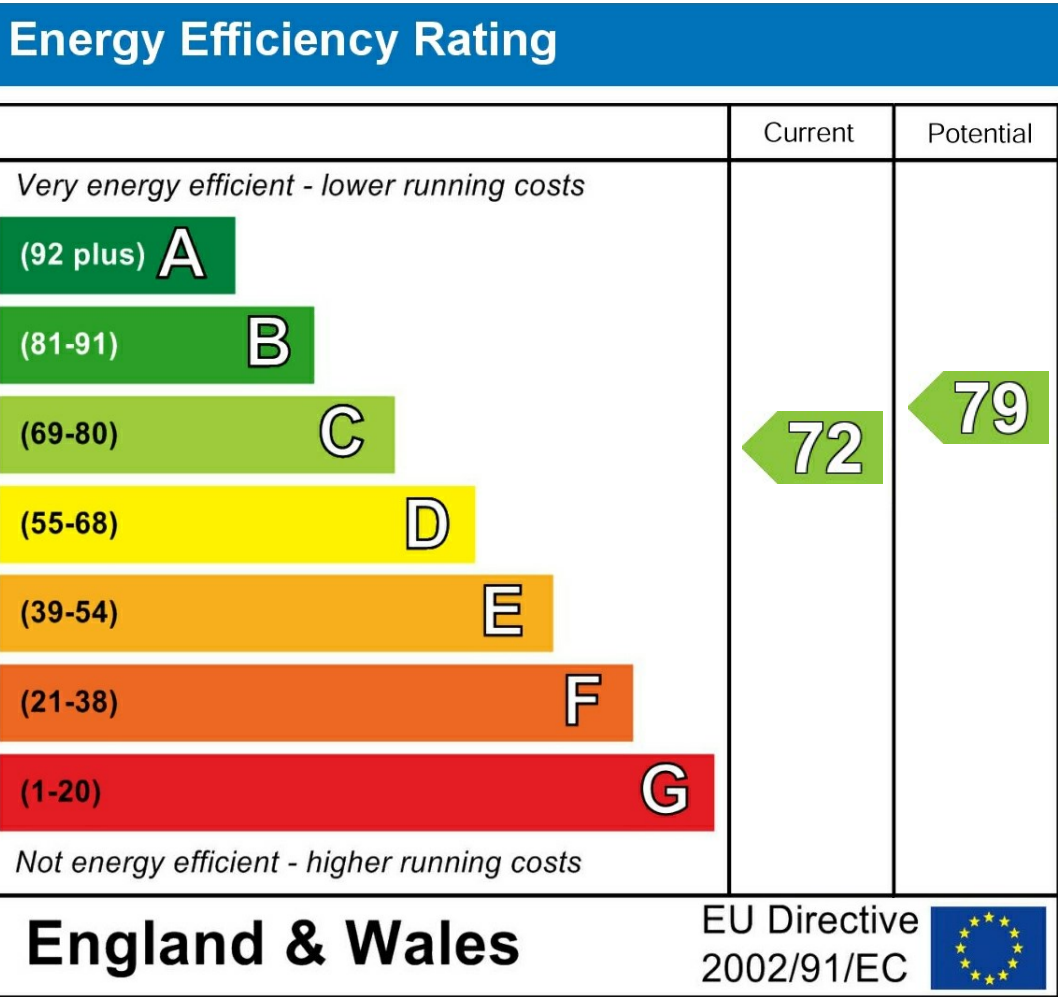
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Map



EPC graph



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

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