



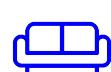
High Church Wynd, Yarm, TS15 9BQ

An immaculate first floor leasehold apartment, offered for sale with no onward chain, perfectly positioned just a short stroll from Yarm High Street with its boutique shops, popular bars, restaurants, and riverside walks. The property benefits from gas central heating, double glazing with sash style windows, and is accessed via a secure intercom system.

The well presented accommodation includes a hallway leading to a light and airy lounge and a stylish kitchen/breakfast room fitted with contemporary high gloss units and integrated appliances including oven, hob, slimline dishwasher, fridge/freezer, and washing machine. There are two generously sized double bedrooms along with a modern bathroom complete with a shower over the bath.

Externally, the property enjoys the convenience of a communal car park with one allocated parking space. Offering both style and practicality in a highly sought after location, this apartment would make an ideal first purchase or offers the opportunity to an Investor looking for a Buy to Let.

£154,950

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HALL

LOUNGE

14'9" x 11'11" (4.50m x 3.63m)

KITCHEN

9'6" x 8'9" (2.90m x 2.67m)

BEDROOM ONE

12'11" x 9'6" (3.94m x 2.90m)

BEDROOM TWO

11'1" x 9'3" (3.38m x 2.82m)

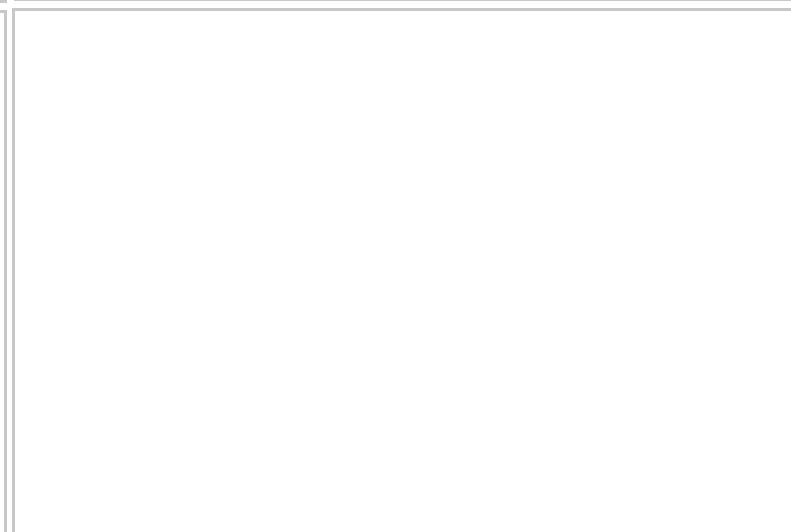
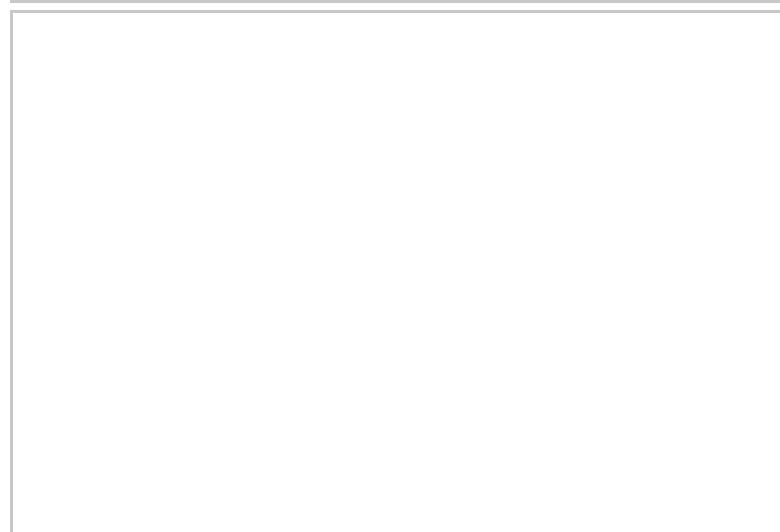
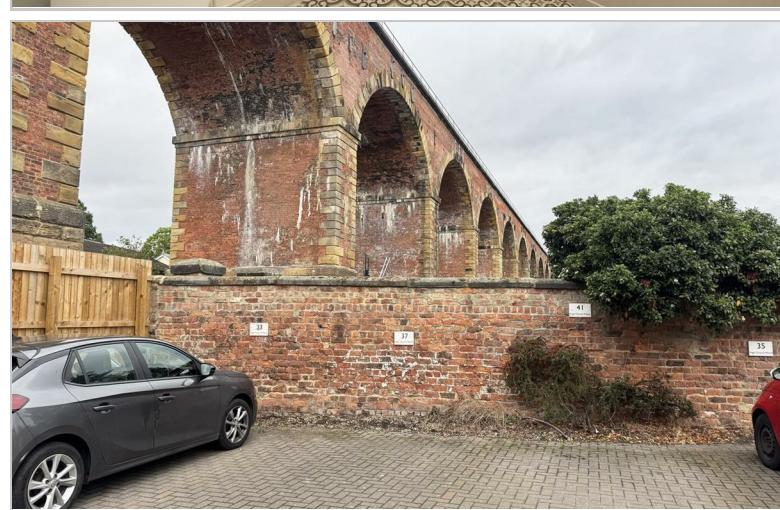
BATHROOM

6'3" x 5'9" (1.91m x 1.75m)

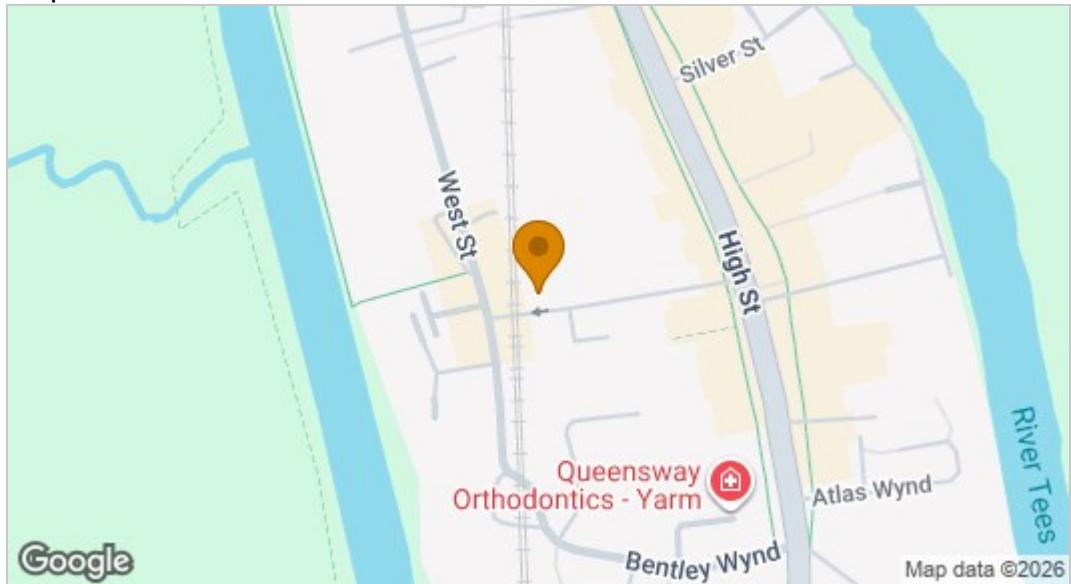
AML PROCEDURE

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.





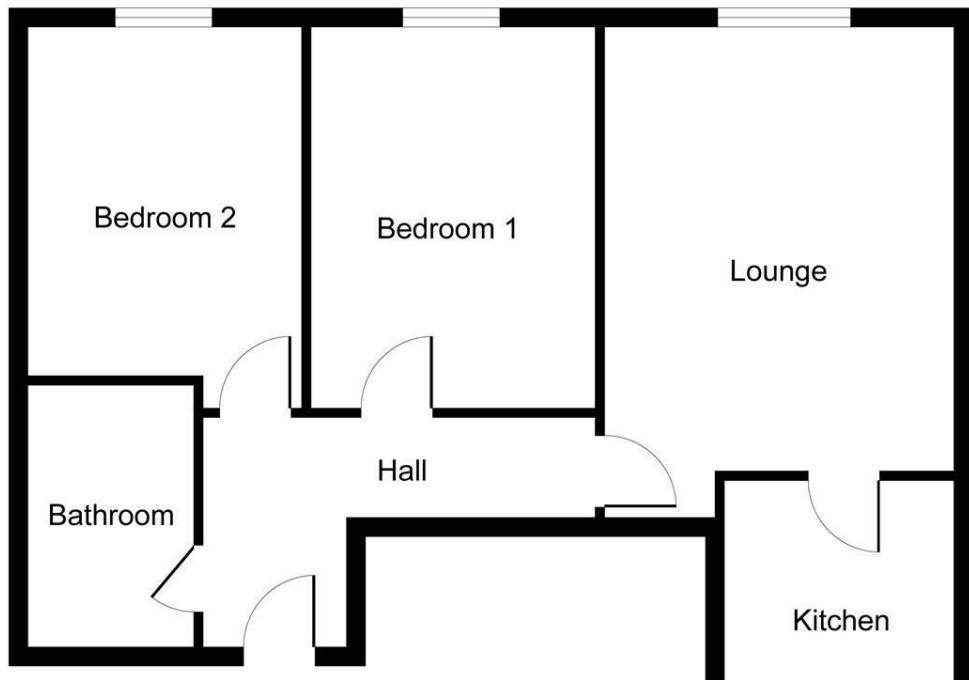
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	77
EU Directive 2002/91/EC			

Floor Plan



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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VIEWING

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

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