

Garratt Road, Yarm



Asking Price £260,000

**IH** INGLEBY HOMES









Situated on the popular Leven Woods development in Yarm, this modern three bedroom detached family home is stylishly presented, impressive, and certainly worthy of early inspection.

The external aspects are a particular feature, boasting a lengthy private block-paved drive that can accommodate several vehicles - with turning point, and approaching the garage, whilst the rear garden has undergone landscaping and is delivered to a Mediterranean feel, with palms, patios and pergola.

Positioned on the edge of the development facing greenery, and within walking distance of Yarm Railway Station, Conyers Secondary School, and a range of local amenities, while Yarm High Street, with its excellent choice of cafés, restaurants, boutique shops, and services, is just a short distance away.

Internally, the accommodation briefly comprises an entrance hall, cloakroom/WC, full-depth living room and separate full-depth kitchen/diner with bay, to the ground floor. The first floor brings three bedrooms, 'Master' with ensuite and separate family bathroom.



# The Layout

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

# The Location



Council Tax Band: D  
Tenure: Freehold





- Stylish three bedroom family property
- Favoured Yarm development
- Lengthy drive, garage, and landscaped rear garden
- Impressive kitchen/diner, sperate spacious lounge
- Master bedroom with ensuite
- No forward chain