



## 16 Clapham Road

Willey Flats, Yarm, TS15 9DH

**Offers in the region of £175,000**



Welcome To This Charming Family Home Located On Clapham Road In The Picturesque Village Of Yarm. This Delightful Property Boasts Two Reception Rooms, Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones. With Three Double Bedrooms, There's Plenty Of Space For The Whole Family To Unwind And Rest Comfortably.

The House Features A Recently Re-Fitted Shower Room, Ensuring Your Daily Routines Are Both Convenient And Enjoyable. The Generous Double Front Style Of This Home Is A Rare Find, Offering A Unique And Attractive Exterior That Will Surely Impress Visitors And Passersby.

One Of The Standout Features Of This Property Is The Recently Landscaped Rear Garden, Complete With Porcelain Paving And Decking. This Outdoor Space Provides The Perfect Setting For Al Fresco Dining, Gardening, Or Simply Basking In The Sunshine On Lazy Afternoons.





**Location:**

Clapham Road Can Be Accessed Via Worsall Road, Turning Right Onto Turton Road And Left Onto Clapham Road.

- Layfield Primary School - 2 Minute Drive, 6 Minute Walk
- Yarm Primary School - 4 Minute Drive, 15 Minute Walk
- Conyers School - 5 Minute Drive, 16 Minute Walk
- Yarm School - 4 Minute Drive, 15 Minute Walk
- A67 - 5 Minute Drive
- A19 - 8 Minute Drive

Distance Times As Suggested By Google Maps

**Entrance Hallway**

Entrance Leads To Lounge, Dining Room & Staircase To The First Floor.

**Lounge**

Feature Dual Fuel Log Burning Stove, uPVC Double Glazed Windows x2, Radiator

**Kitchen**

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Space For Freestanding Cooker, Integrated Dishwasher, Space For Appliances, Storage Cupboard, uPVC Double Glazed Window, Radiator, Door Through To The Dining Room, Door Leading To The Garden.

**Dining Room**

Space For Dining Table & Chairs, uPVC Double Glazed Window, Radiator.

**First Floor Landing**

Access To Bedrooms, Bathroom & Storage Cupboard.

**Bedroom One**

uPVC Double Glazed Window, Radiator

**Bedroom Two**

uPVC Double Glazed Window, Radiator

**Bedroom Three**

uPVC Double Glazed Window, Radiator

**Family Bathroom**

Fitted With A White Hand Wash Basin, Walk In Corner Shower Cubicle, W/C, uPVC Double Glazed Window, Radiator

**Loft Space**

Insulated.

**Outbuilding**

Power Supply.

**Energy Efficiency Rating: C**

The Full Energy Certificate Is Available On Request.

**Property Information**

- Tenure: Freehold
- Local Authority: Stockton Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

**Disclaimer**

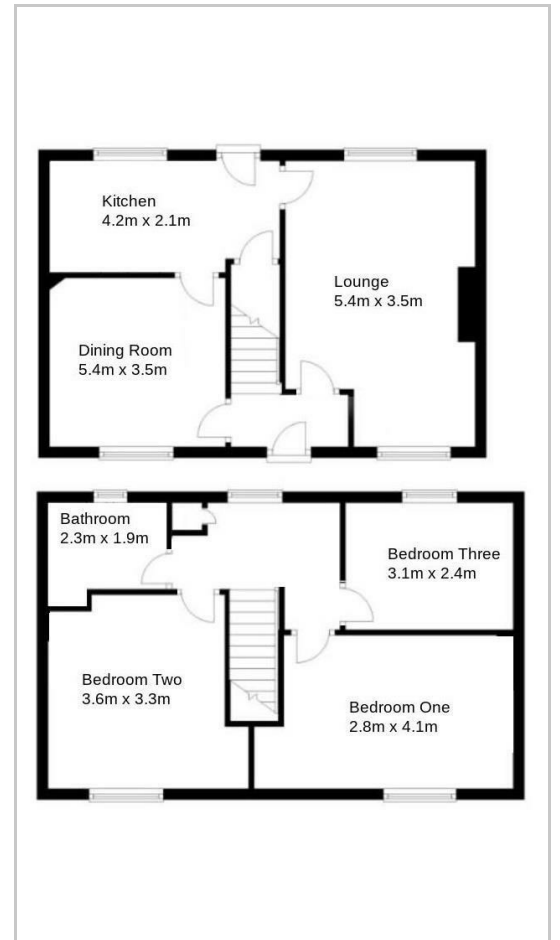
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

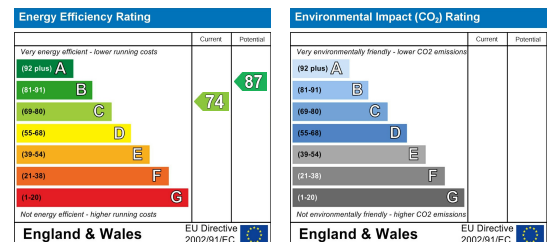
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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