



## 12 Scholars Court West Street , Yarm, TS15 9SQ £850 Per month

Nestled just behind the charming high street of Yarm, this purpose-built apartment offers a delightful blend of comfort and convenience. The spacious layout features two well-proportioned bedrooms, perfect for a small family or professionals seeking extra space.

The large living room provides an inviting area for relaxation and entertainment, while the separate kitchen is designed for practicality, making meal preparation a pleasure. This apartment can be tailored to your needs, as it is available either furnished or unfurnished, allowing you to create a home that reflects your personal style.

One of the standout features of this property is the inclusion of private parking, along with a garage, ensuring that you have ample space for your vehicle and additional storage. The location is ideal for those who appreciate the vibrancy of local shops, cafes, and amenities, all within easy reach.

This apartment on West Street is not just a place to live; it is a lifestyle choice that combines modern living with the charm of Yarm. Whether you are looking to rent or buy, this property presents an excellent opportunity to enjoy all that this delightful area has to offer.

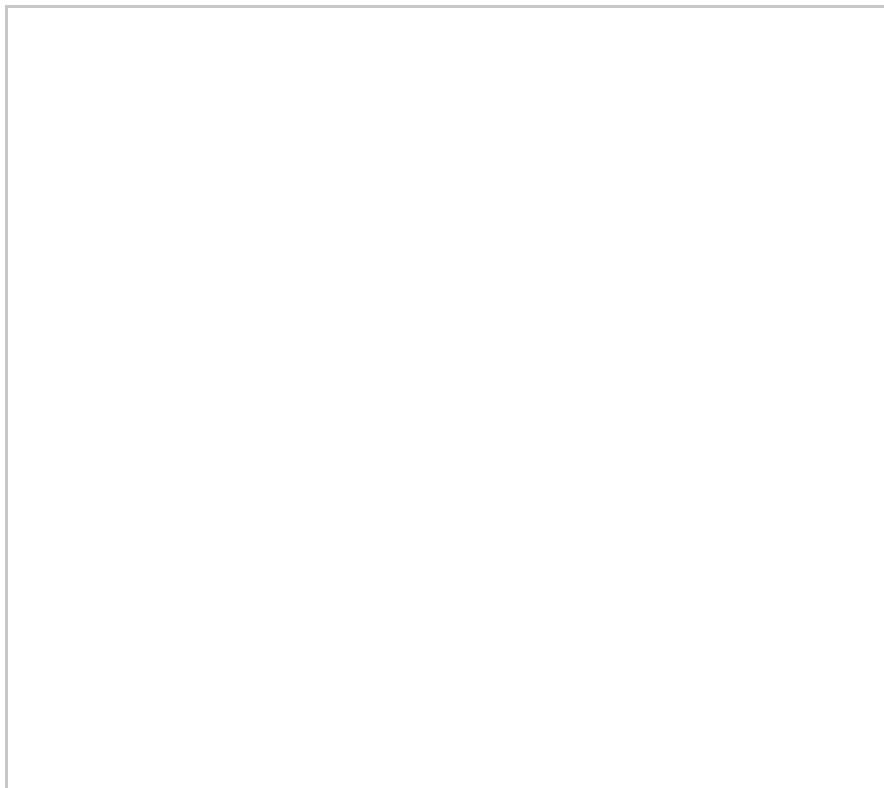
- Large apartment just behind Yarm high street
- private parking and garage
- can come furnished or unfurnished
- two bedrooms
- upper floor

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	



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