



Smith and Friends are pleased to offer for sale a superb four bedroom link detached house which must be viewed internally to appreciate fully the spacious and well appointed family sized accommodation on offer.

A particular feature of the property is the good sized plot on which it stands with an open plan front garden, driveway providing off street parking, secure fully enclosed carport, detached brick garage and large rear garden with large paved patio area, rockeries and fish pond.

The Larun Beat is located off Thirsk Road in a sought after residential area within walking distance of shops, excellent schools for all age groups and regular bus services. Historic Yarm High Street with its excellent shops, bars and restaurants is a short drive away and an excellent network of roads provide easy access to the surrounding residential and commercial areas.

The property offers excellent family sized accommodation with the benefit of gas central heating, upvc double glazing, refitted shower room and bathroom and attractive laminate flooring to many rooms..

The accommodation briefly comprises: Entrance Porch, Entrance Hall with staircase to the first floor, ground floor partly tiled Shower Room/ wc with refitted white suite, Lounge with feature fireplace and square archway to Dining Room with french doors to the rear garden, fitted Kitchen with built in oven and hob and tiled flooring, Landing, four double Bedrooms - two with built in wardrobes and partly tiled Bathroom/ wc with a refitted white suite, waterfall shower and laminate flooring.

The Larun Beat, Yarm, TS15 9HR
4 Bedroom - House - Link Detached

£310,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D



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GROUND FLOOR

Entrance Porch

Entrance Hall

Shower Room/ wc
6'4 x 6'0 (1.93m x 1.83m)

Lounge
13'10 x 13'10 (4.22m x 4.22m)

Dining Room
12'4 x 10'4 (3.76m x 3.15m)

Kitchen
12'2 x 9'10 narrowing to 6'2 (3.71m x 3.00m narrowing to 1.88m)

FIRST FLOOR

Landing

Bedroom 1
13'6 x 11'10 (4.11m x 3.61m)

Bedroom 2
13'4 x 9'8 (4.06m x 2.95m)

Bedroom 3
12'1'2 x 10'4 (36.93m x 3.15m)

Bedroom 4
10'2 x 9'0 (3.10m x 2.74m)

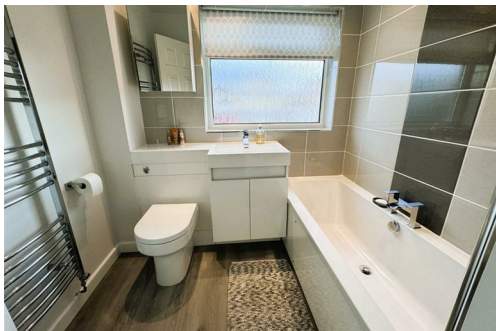
Bathroom/ wc
6'10 x 6'0 (2.08m x 1.83m)

OUTSIDE

Carport
17'10 x 8'10 (5.44m x 2.69m)

Garage
16'0 x 8'4 (4.88m x 2.54m)

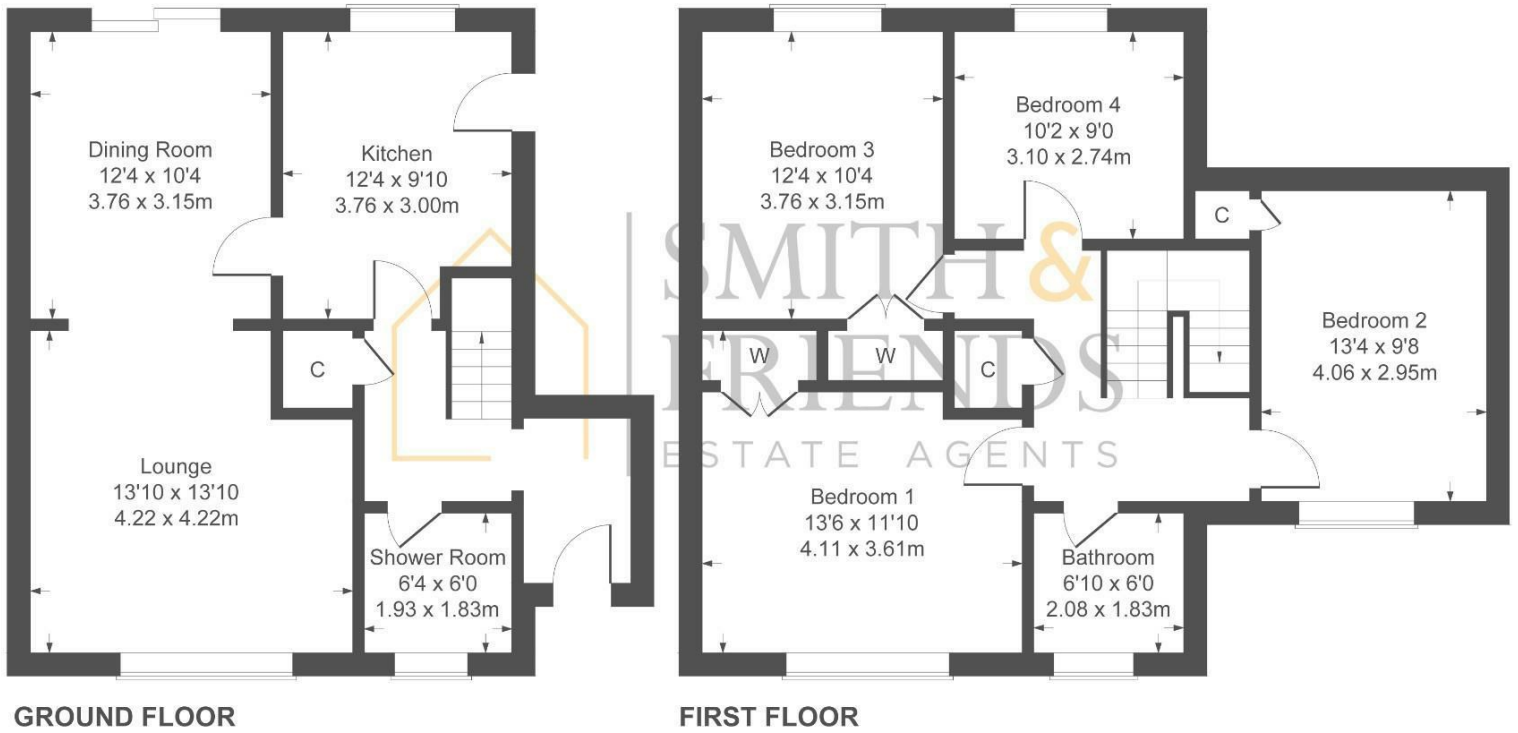




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The Larun Beat

Approximate Gross Internal Area
1312 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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