

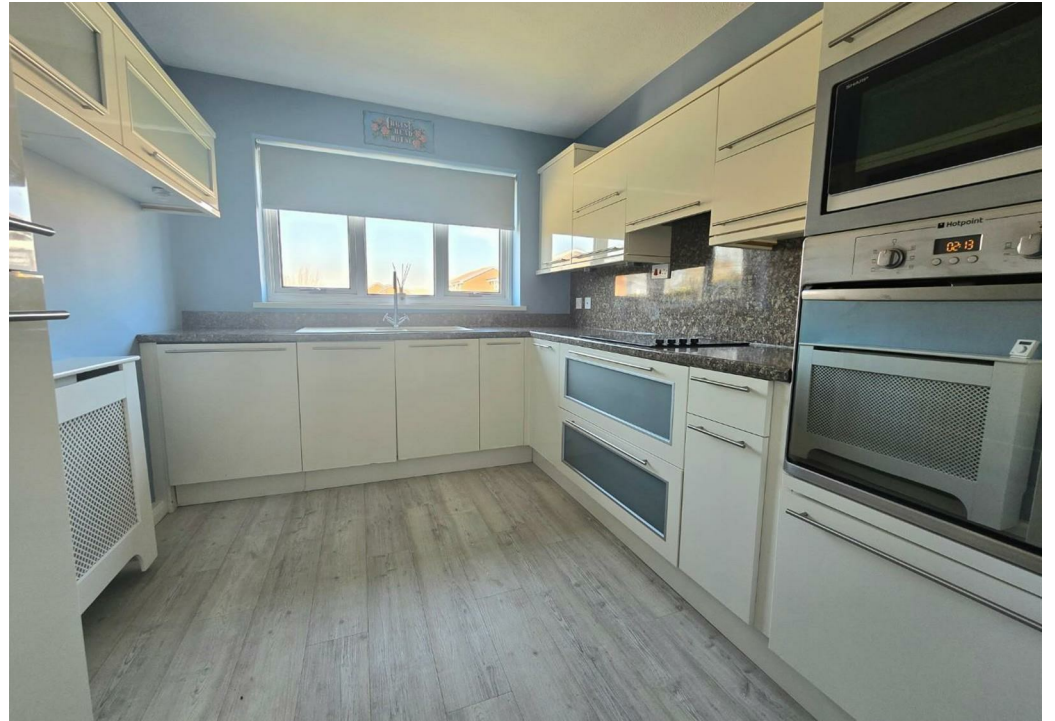


Dentdale Close, TS15 9UJ
2 Bed - Bungalow - Detached
£246,500

Council Tax Band: B
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Dentdale Close, TS15 9UJ

*** RARE TO THE MARKET, TWO BEDROOM BUNGALOW WITH NO CHAIN ***

*** LARGE GARDEN TO THE FRONT & REAR OF THE PROPERTY ***

NEW TO THE MARKET, this lovely Two Bedroom Detached Bungalow, positioned on a corner plot at the end of a quiet cul-de-sac, situated within the popular Layfield Estate, a sought-after area within Yarm. Located close to local amenities, good transport links, easy access to Yarm train station, and a lovely walk to Yarm High Street.

The Property briefly comprises of; Entrance Hall, Kitchen/Diner, Living Room, One Large Double Bedroom with Built-in Wardrobes, Second Double Bedroom, Modern Family Bathroom and a Good Sized Sun Room to the rear of the property.

Externally, this property has a Detached Single Garage to the side of the property, whilst having a lovely rear garden benefiting from being South Facing Garden. The Front of the property has a good sized well maintained lawn area, whilst also providing ample of off-street parking.

This property has the opportunity for further development, with previous planning submitted for an additional property on spare land to the front of the property, making this a potential plot for a developer.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

Entrance Hall

9'1" x 3'3" (2.78m x 1.00m)

Kitchen / Diner

8'6" x 9'10" (2.61m x 3.00m)

Living Room

10'9" x 16'11" (3.30m x 5.17m)

Bedroom 1

8'2" x 11'11" (2.49m x 3.65m)

Bedroom 2

9'2" x 6'11" (2.80m x 2.12m)

Family Bathroom

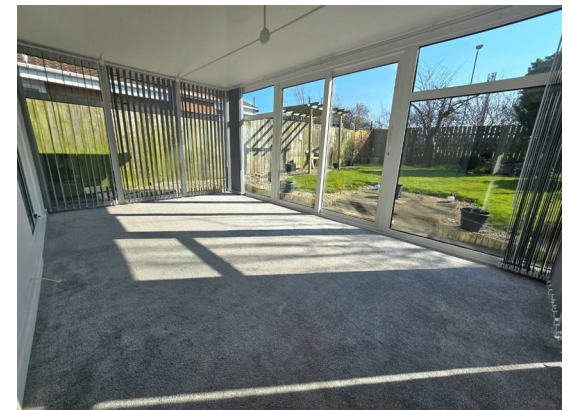
5'6" x 5'11" (1.69m x 1.82m)

Sunroom

16'9" x 9'8" (5.13m x 2.97m)

Single Detached Garage

9'0" x 16'11" (2.75m x 5.18m)





Ground Floor Building 1



Ground Floor Building 2

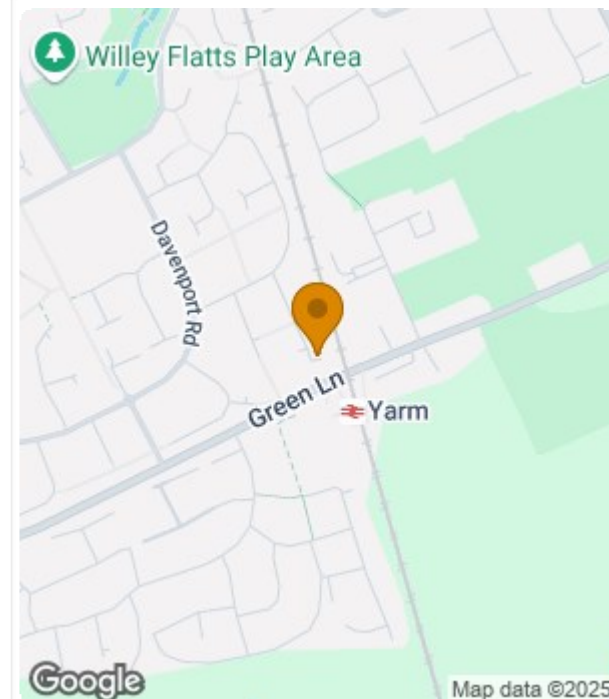
Approximate total area⁽¹⁾
874.13 ft²
81.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(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		

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. Smith & Friends Estate Agents 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.

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