



SMITH AND FRIENDS are delighted to market this spacious four bedroom link detached property positioned in a small cul de sac off The Larun Beat on this very popular development.

The accommodation comprises of hallway, cloaks/wc, living room, refitted kitchen diner/family room a garage with handy utility space. The first floor has four bedrooms, the master with en-suite and family bathroom.

Externally the lawned front garden has a block paved driveway leading to a car port and garage with the rear garden enjoying a private Southerly aspect.

The property is close to highly regarded schooling and walking distance of Yarm High Street with cafe's, bars, restaurants and shops. Within easy reach is Yarm Railway Station and Eaglescliffe golf course is under two miles away.

For a viewing contact SMITH AND FRIENDS - Estate agents

The Larun Beat, Yarm, TS15 9HW
4 Bed - House - Link Detached
£294,000
EPC Rating: D
Council Tax Band: D
Tenure: Freehold



**SMITH &
 FRIENDS**
 ESTATE AGENTS

The Larun Beat, Yarm, TS15 9HW

Hall
13'10 x 6'1 (4.22m x 1.85m)

WC
4'0 x 3'3 (1.22m x 0.99m)

Living Room
12'3 x 11'0 (3.73m x 3.35m)

Kitchen
19'10 x 11'2 (6.05m x 3.40m)

Garage Utility
15'7 x 10'3 (4.75m x 3.12m)

Landing
17'7 x 6'10 (5.36m x 2.08m)

Bedroom
15'11 x 9'8 (4.85m x 2.95m)

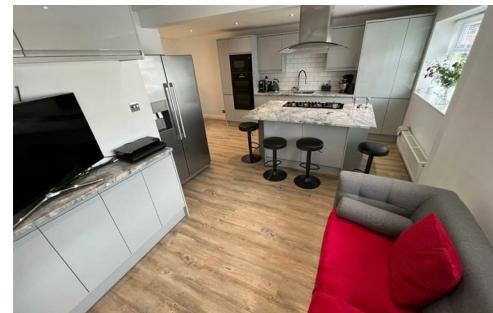
En-suite
4'4 x 9'8 (1.32m x 2.95m)

Bedroom
9'7 x 10'10 (2.92m x 3.30m)

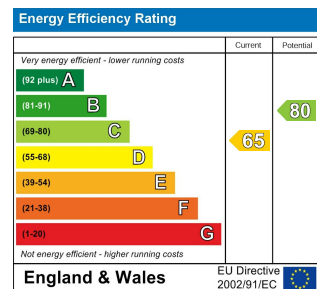
Bedroom
10'0 x 8'5 (3.05m x 2.57m)

Bathroom
6'0 x 6'9 (1.83m x 2.06m)

Bedroom Office
7'11 x 7'6 (2.41m x 2.29m)



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH

01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS