



## 27 Spitalfields , Yarm, TS15 9HF

AVAILABLE NOW ON A FIXED TERM 6 MONTH ONLY TENANCY - SORRY NO PETS OR SMOKERS

This recently refurbished 3 bedroom home has been completed to 'show home standard' is in a fantastic spot in Yarm, just a short stroll from Yarm Primary, Conyers Secondary, and the cobbled High Street.

Inside, you will find a welcoming entrance hallway leading to a modern kitchen, fitted with plenty of storage, quartz worktops, and integrated appliances including a fridge/freezer, dishwasher, washer/dryer and a hob. The lounge is spacious with French doors opening directly onto the garden. The hallway and kitchen feature Karndean flooring, giving the space a clean and contemporary feel. Upstairs, there are three generously sized bedrooms, with the main bedroom offering built in wardrobes for extra storage. A modern bathroom completes the first floor.

The outside space includes a lawned front garden and a south-facing rear garden with both lawn and paved patio, ideal for enjoying the sun or spending time outdoors. Other benefits include gas central heating and UPVC double glazing throughout. The property has been upgraded to a high standard and is ready for immediate occupation.

£1,100

## 27 Spitalfields

, Yarm, TS15 9HF



- 3 BEDROOM LINK DETACHED
- FABULOUS KITCHEN
- GAS CENTRAL HEATING
- RECENTLY REFURBISHED
- SPACIOUS LOUNGE
- FANTASTIC LOCATION
- SHOW HOME STANDARD
- BRAND NEW BATHROOM

HALL

STORAGE ROOM

LOUNGE

AML PROCEDURE

18' x 13'8" (5.49m x 4.17m)

KITCHEN

13'7" x 12'1" (4.14m x 3.68m)

LANDING

BEDROOM ONE

10' x 9'5" (3.05m x 2.87m)

BEDROOM TWO

13'9" x 9'4" (4.19m x 2.84m)

BEDROOM THREE

10'6" x 8'5" (3.20m x 2.57m)

BATHROOM



Directions







Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

