



28 Picton Close , Yarm, TS15 9FY

AVAILABLE FEBRUARY - SORRY NO PETS OR SMOKERS

Four BEDROOMED DETACHED HOUSE situated on a corner plot within Taylor Wimpey's prestigious Morley Carr Farm development. Morley Carr Farm is within easy reach of highly regarded schooling, including Conyers Secondary School, and is just a 20 minute walk to Yarm's cosmopolitan High Street where you can enjoy an abundance of exclusive bars, restaurants and shops.. it offers excellent access to the A19 connecting you to all of Teesside and the surrounding area with ease. Additionally Yarm train station is within walking distance.

The accommodation is immaculately presented and will not fail to impress. Early viewing comes highly recommend to fully appreciate this 'show home' standard property that is rarely seen on the rental market. The ground floor accommodation provides a wide hallway, WC, open plan kitchen/diner/family area, spacious lounge and integral garage. Quality floor coverings, integrated kitchen appliances, impressive tiling etc all add to the feeling of quality throughout this property. The first floor provides a master bedroom with en-suite, three further well proportioned bedrooms and completing the first floor accommodation is a family bathroom. The property is gas centrally heated and has uPVC double glazed windows throughout. To the front of the property is a double width driveway providing parking for two vehicles leading to the integral garage. To the rear of the property is an enclosed walled garden mainly laid to lawn.

£1,650 PCM

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[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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	