



5 Hauxwells Building

West Street, Yarm, TS15 9BT

£160,000



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HALLWAY

5'3" x 13'8" (1.60m x 4.17m)

The hallway, with its clean lines and bright white walls, serves as the central hub of the home, granting easy access to the inviting reception/dining room, two well-appointed bedrooms, and the spotlessly clean family bathroom.

RECEPTION/ DINING ROOM

26'5" x 10'4" (8.05m x 3.15m)

The expansive reception/dining room bathes in a warm, inviting glow thanks to its trio of Velux windows and two additional UPVC double-glazed units. These strategically placed windows flood the space with natural light, creating a bright, airy atmosphere that seamlessly connects to the kitchen and hallway. This thoughtful design ensures the room feels both spacious and cozy, perfect for entertaining or relaxing with loved ones.

KITCHEN

12'10" x 5'7" (3.91m x 1.70m)

The kitchen is packed with storage solutions, featuring a large number of wall, base, and drawer units. A built-in oven and electric hob provide efficient cooking appliances. The kitchen's design prioritizes cleanliness with easy-to-clean tiles on the splashback and a durable wood-effect laminate floor.

BEDROOM ONE

12'8" x 10'8" (3.86m x 3.25m)

Bedroom one is a generously-sized double room located at the back of the property. Natural light floods in through a large Velux window and a UPVC double glazed window, creating a bright, inviting space that feels expansive yet cozy. The room comfortably accommodates ample storage units without appearing cluttered or confined, offering a balance of open space and practicality.

BEDROOM TWO

11'2" x 7'0" (3.40m x 2.13m)

The second bedroom offers a flexible space, ideal for guests, a home office, or a child's nursery. Its compact size is perfect for cozy accommodations, while the abundance of natural light from the Velux and UPVC double-glazed windows creates a bright and inviting atmosphere.

FAMILY BATHROOM

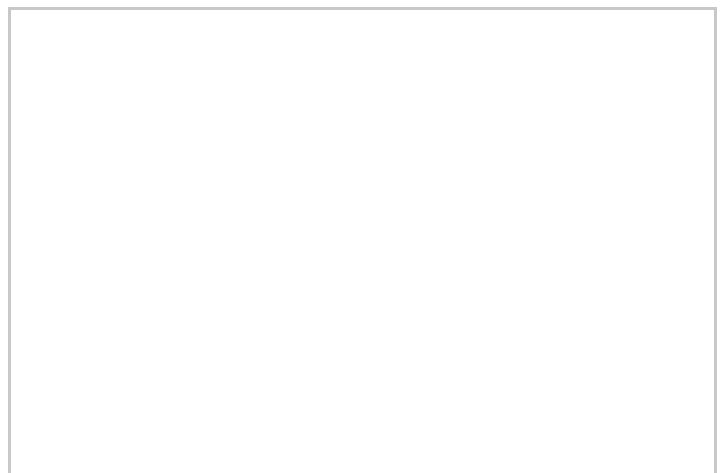
7'6" x 5'7" (2.29m x 1.70m)

The family bathroom is equipped with a practical three-piece suite, including a spacious paneled bath, a functional hand basin with a sturdy faucet, and a low-level WC for convenience. The room is finished with modern brickwork tile surrounds that are both

easy to clean and long-lasting. The floor is covered in hard-wearing linoleum for a durable, slip-resistant surface.

EXTERNAL

This property offers a communal courtyard with parking facilities and is a short distanced walk from Yarm high street making it both central and convenient.



Road Map



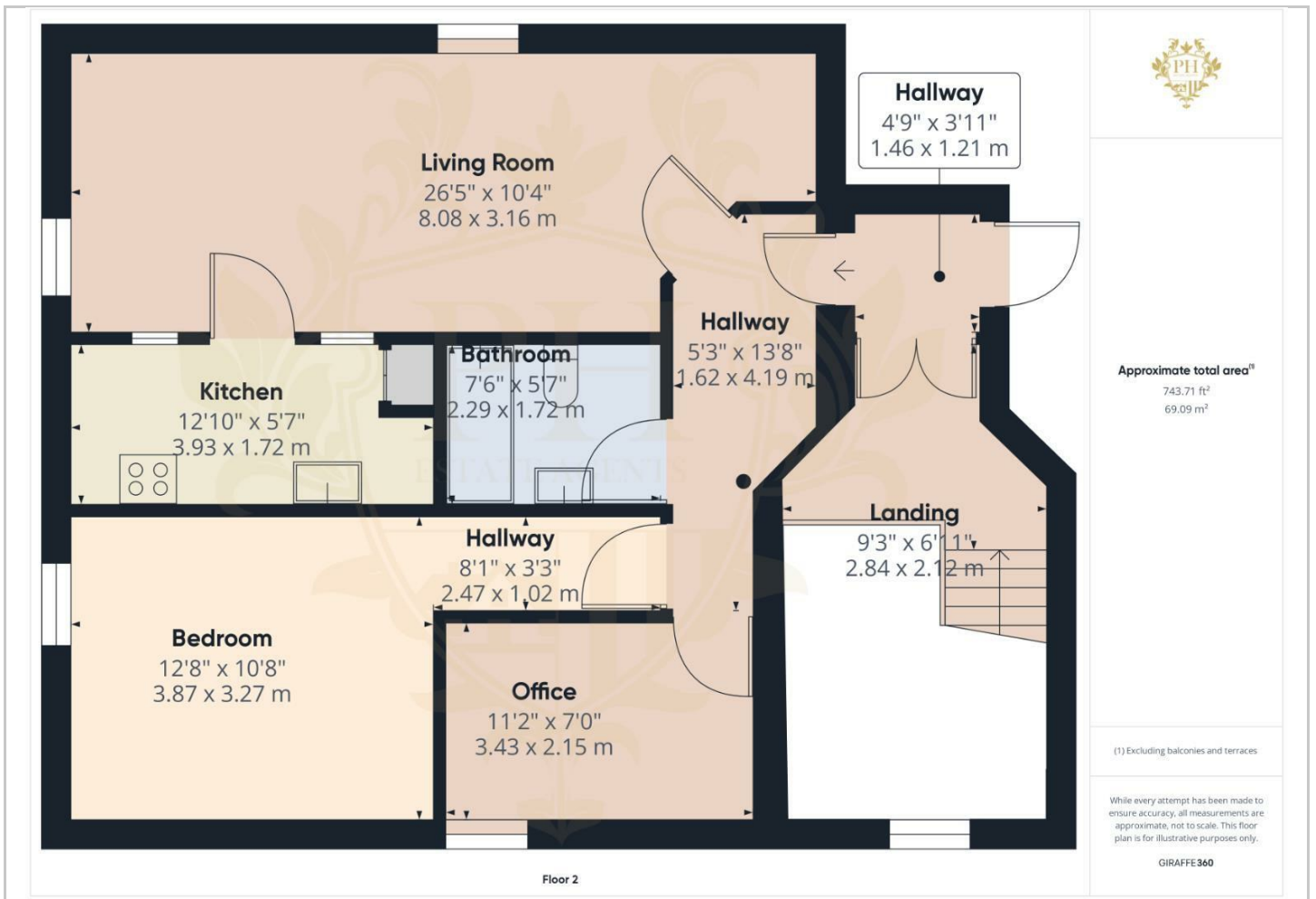
Hybrid Map



Terrain Map



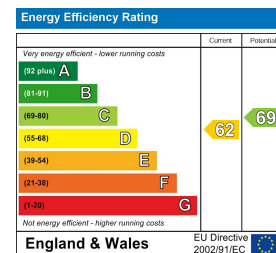
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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