

High Church Wynd,

Offers Over £150,000

IH INGLEBY HOMES





This attractive and updated two bedroom flat certainly merits internal inspection, and is available for sale with no forward chain.

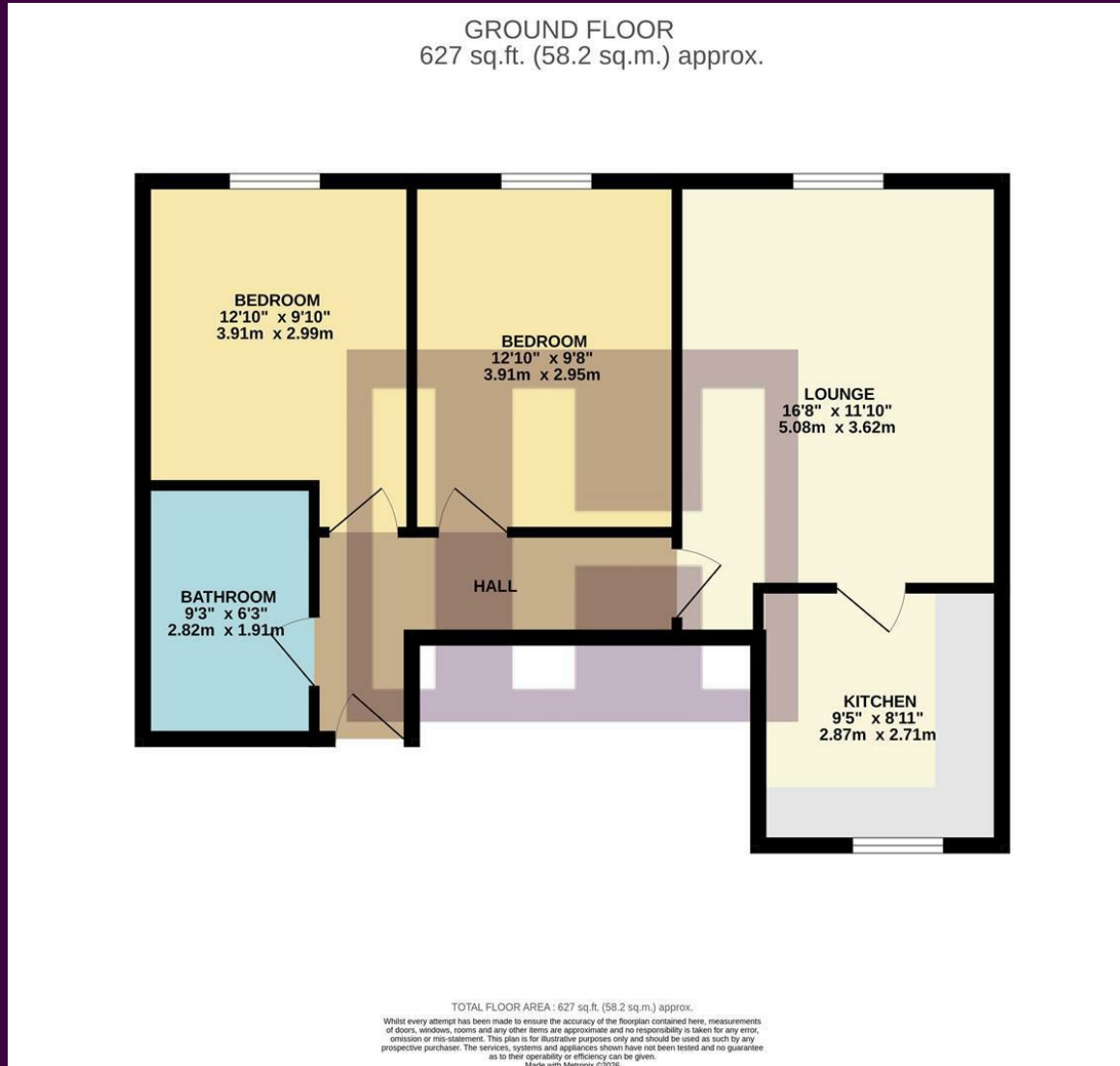
Features include a modern refitted kitchen with integrated appliances of fridge/freezer, washer/dryer, dishwasher and built-in oven with glass hob, refurbished double-glazed sash windows, a replaced combination boiler which is under warranty until 2028, and smart refitted bathroom.

Enjoying a lovely position, tucked just off Yarm High Street, which brings an abundance of amenities, eateries, shops and bars, whilst enjoying a communal rear car park, with allocated bay and visitor spaces.



After passing through the communal entrance and hall, the deceptively spacious accommodation comprises an entrance hall, spacious lounge with feature, marble fireplace with living flame gas fire, a modern kitchen, two generous bedrooms and separate bathroom of white suite with over-bath shower.

The Layout



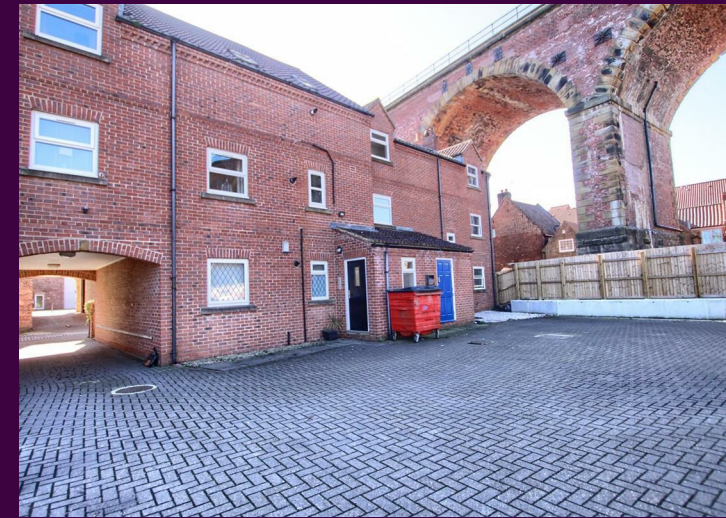
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		75 77	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

The Location



Council Tax Band:
Tenure:

C
Leasehold



- Much improved and refurbished
- Desirable Yarm location, tucked behind the High Street
- Impressive refitted kitchen with appliances
- Modern refitted bathroom
- Replaced 'Combi' boiler - still under warranty
- Refurbished, double glazed sash windows
- No forward chain