



71 Limpton Gate , Yarm, TS15 9JA

This four double bedroom mid-terrace home enjoys a superb position in the Spitalfields area of Yarm, placing you within easy reach of excellent primary and secondary schooling, Yarm Medical Centre, Yarm Rail Station and the vibrant high street. It offers generous family accommodation with a layout designed for modern living.

A hall leads to a cloakroom/WC and into the open plan rear lounge and dining room, a bright and welcoming space with French doors opening directly onto the west facing garden. This flows naturally into the kitchen/breakfast room, fitted with a gas hob, microwave and oven, creating an ideal space for everyday family life and entertaining.

The first floor provides four double bedrooms, two of which feature fitted wardrobes, all served by a family bathroom with a shower over the bath. The home benefits from gas central heating and UPVC double glazing.

Externally, the property offers a driveway to the front leading to the integral garage. The rear garden is enclosed with lawn, decking and a gravelled patio area, all enjoying a sunny west-facing aspect.

Asking Price £275,000

71 Limpton Gate

, Yarm, TS15 9JA



- MID-TERRACE FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM TO REAR
- GROUND FLOOR WC
- GARAGE AND DRIVEWAY FOR TWO CARS
- SOUTH WEST FACING REAR GARDEN
- POPULAR YARM LOCATION

HALL

W/C

7'4" x 2'11" (2.24m x 0.89m)

KITCHEN / BREAKFAST ROOM

18'0" x 8'9" (5.49m x 2.67m)

LOUNGE / DINING ROOM

23'2" x 11'2" (7.06m x 3.40m)

LANDING

BEDROOM ONE

11'9" x 11'6" (3.58m x 3.51m)

BEDROOM TWO

10'1" x 11'9" (3.07m x 3.58m)

BEDROOM THREE

11'1" x 10'10" (3.38m x 3.30m)

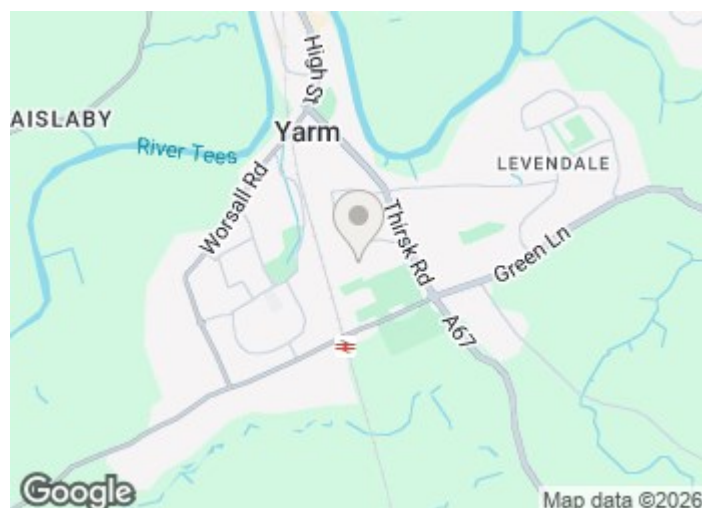
BEDROOM FOUR

11'2" x 10'7" (3.40m x 3.23m)

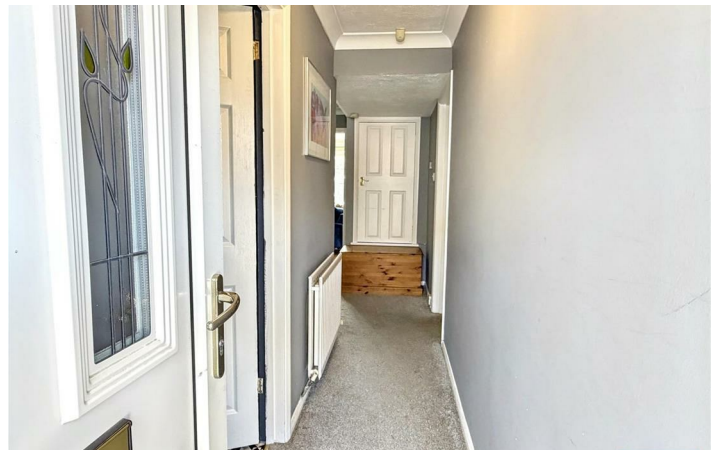
BATHROOM

6'3" x 6'10" (1.91m x 2.08m)

AML PROCEDURE

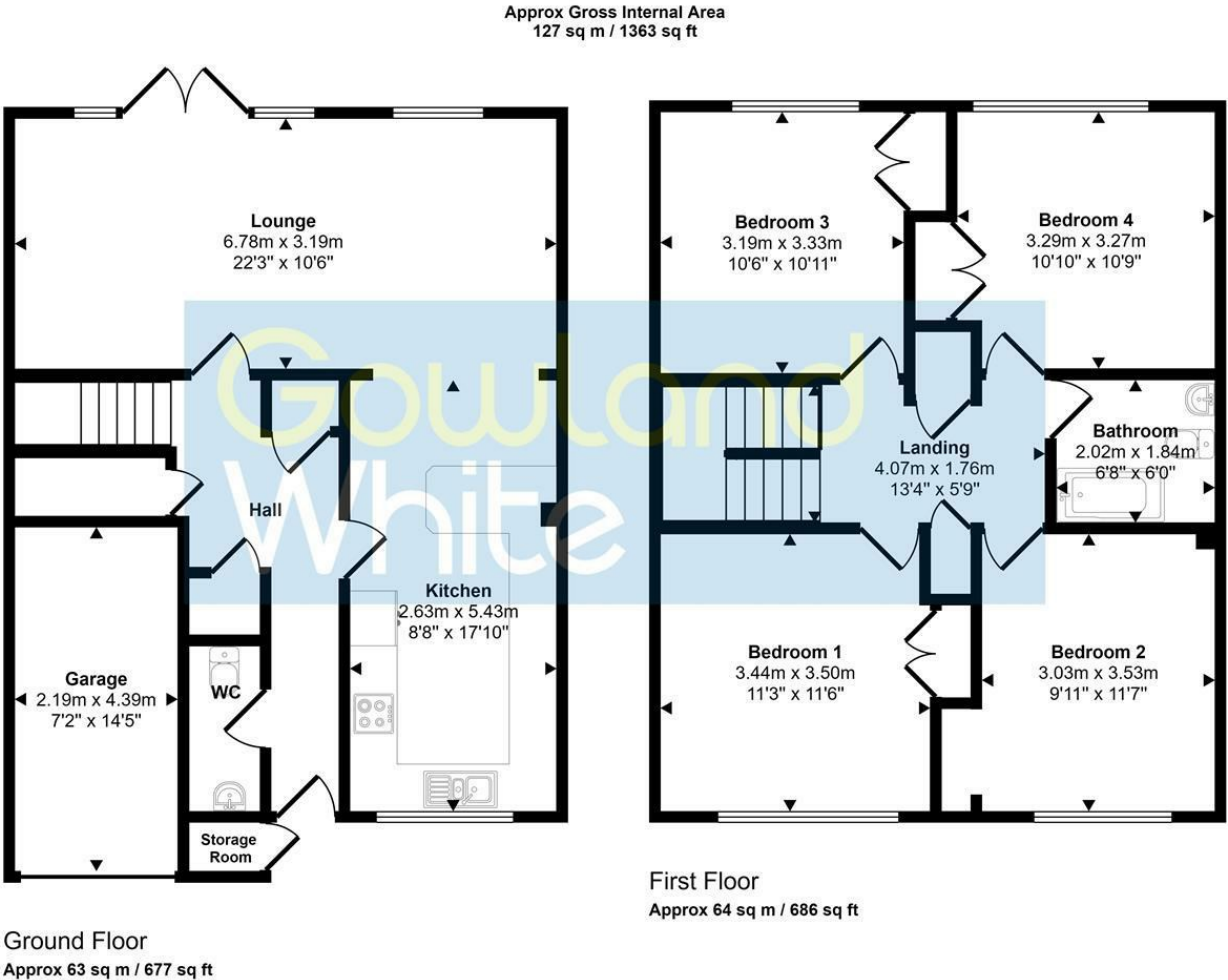


Directions





Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales		
EU Directive 2002/91/EC		