



Leven Road, Yarm, TS15 9EY

NO ONWARD CHAIN. Set on Leven Road in Yarm, one of the town's most sought after addresses, this 1930s extended semi-detached home offers character, space and huge potential. Approached through double gates with a generous frontage, large driveway and a detached garage, it sits on an impressive plot of around 0.18 acres, giving it a wonderfully open, established feel.

Inside, a welcoming hall leads to a bright front lounge with bay window and a separate dining room, while the kitchen and family room extension creates further sociable and light filled spaces perfect for family life. There is also a ground floor bedroom with an en-suite with a large shower cubicle, offering excellent flexibility for guests, independent family members, or multi-generational living.

Upstairs, the main bedroom includes fitted wardrobes and sits alongside two further bedrooms and a family bathroom, creating a comfortable first floor that works effortlessly for everyday family life.

The property would now benefit from updating, giving the next owners the opportunity to shape it to their own taste and make the most of its generous footprint and prime location. With its mature setting, original character and excellent potential, it's a rare chance to create a standout family home on one of Yarm's premier roads.

The rear garden is a particular feature of the property, offering a large and mature outdoor space with a good degree of privacy. A generous lawn is bordered by established shrubs and planting, creating a peaceful setting ideal for families and outdoor entertaining. A patio area provides the perfect spot for enjoying the surrounding views. Beyond the rear boundary lies attractive woodland, with the River Tees further beyond, adding to the sense of tranquility.

The property is superbly positioned within one of the area's most desirable locations, close to highly regarded schools and within easy walking distance of the charming cobbled High Street.

Asking Price £525,000



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PORCH

HALLWAY

LOUNGE

12'11" x 12'8" (3.94m x 3.86m)

KITCHEN

15'7" x 11'5" (4.75m x 3.48m)

DINING ROOM

11'9" x 11'4" (3.58m x 3.45m)

FAMILY ROOM

13'9" x 13'6" (4.19m x 4.11m)

BEDROOM ONE

10'8" x 9'3" (3.25m x 2.82m)

EN SUITE

6'7" x 4'1" (2.01m x 1.24m)

LANDING

BEDROOM TWO

15'8" x 10'5" (4.78m x 3.18m)

BEDROOM THREE

11'10" x 8'9" (3.61m x 2.67m)

BEDROOM FOUR

11'5" x 7'10" (3.48m x 2.39m)

BATHROOM

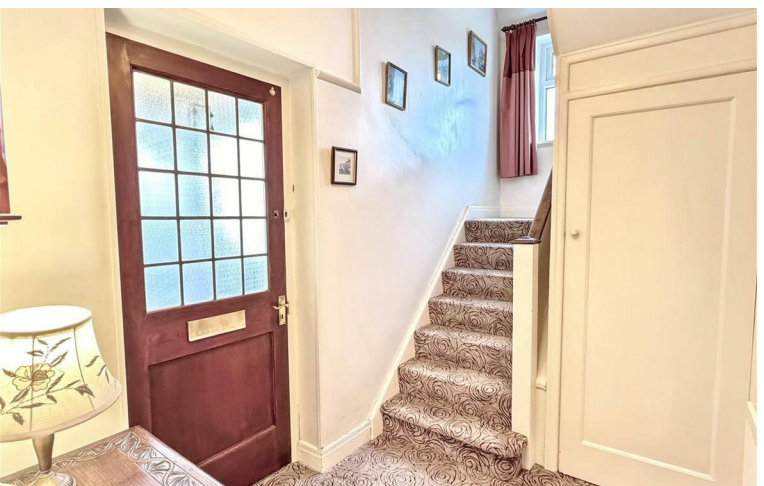
9'3" x 5'10" (2.82m x 1.78m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



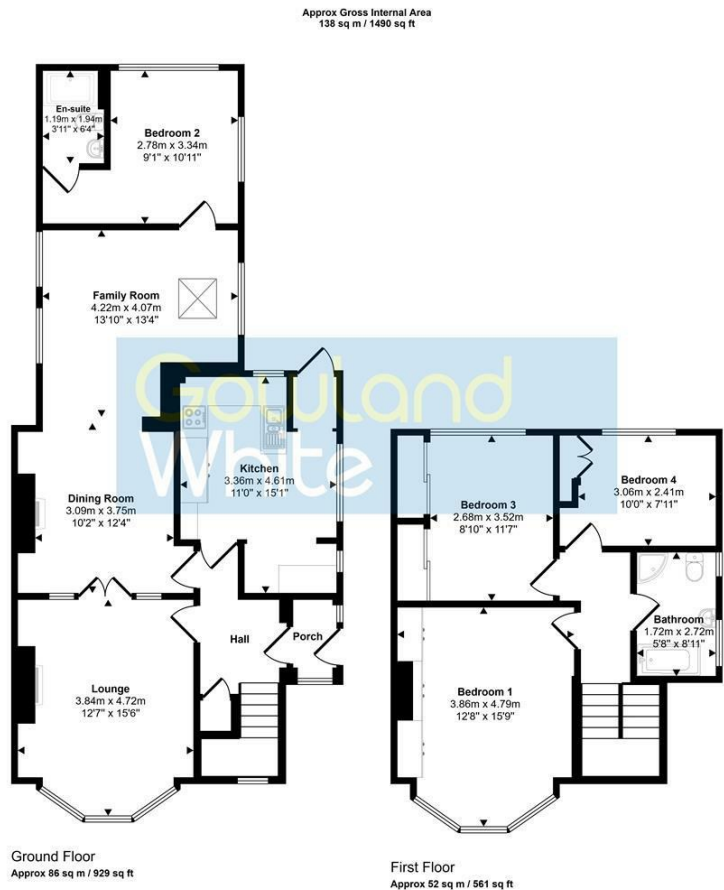
Tel: 01642 248248



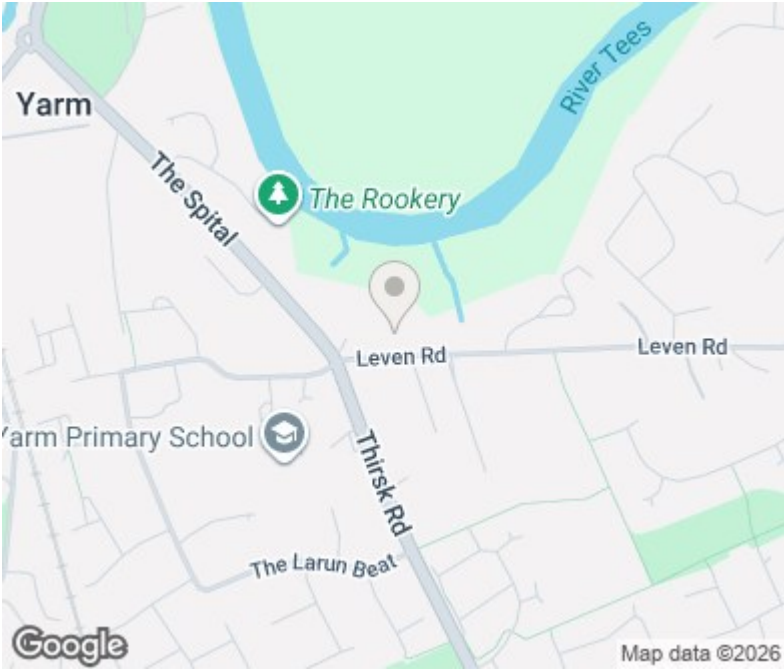




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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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



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		
England & Wales	EU Directive 2002/91/EC	

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

VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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.

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