



## 23 The Old Market , Yarm, TS15 9BX

AVAILABLE AUGUST - SORRY NO SMOKERS

Nestled just steps away from Yarm High Street, this delightful 2 bedroom mid terrace house is perfect for those seeking close proximity to vibrant shops, bars, cafes, and scenic riverside walks.

Warmth is provided by electric radiators, and every room is fitted with double-glazed windows for comfort. The ground floor provides a cosy lounge leading to a modern kitchen/breakfast room with integrated oven and hob.

Upstairs, two bedrooms feature built-in robes, offering ample storage. A sleek modern bathroom, complete with a shower over the bath, adds a touch of luxury. Outside, there is an allocated parking space and rear courtyard for relaxation.

£1,000

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, Yarm, TS15 9BX



- TERRACED HOUSE
- ALLOCATED PARKING
- ELECTRIC HEATING
- 2 BEDROOMS
- REAR COURTYARD
- INTEGRATED KITCHEN APPLIANCES
- NO CHAIN
- DOUBLE GLAZED

### LOUNGE

11'7" x 12'4" (3.53m x 3.76m)

### KITCHEN/DINING ROOM

15'2" x 7'9" (4.62m x 2.36m)

### LANDING

### BATHROOM

6'6" x 8'1" (1.98m x 2.46m )

### BEDROOM ONE

8'4" x 11'3" (2.54m x 3.43m)

### BEDROOM TWO

8'2" x 8'5" (2.49m x 2.57m)

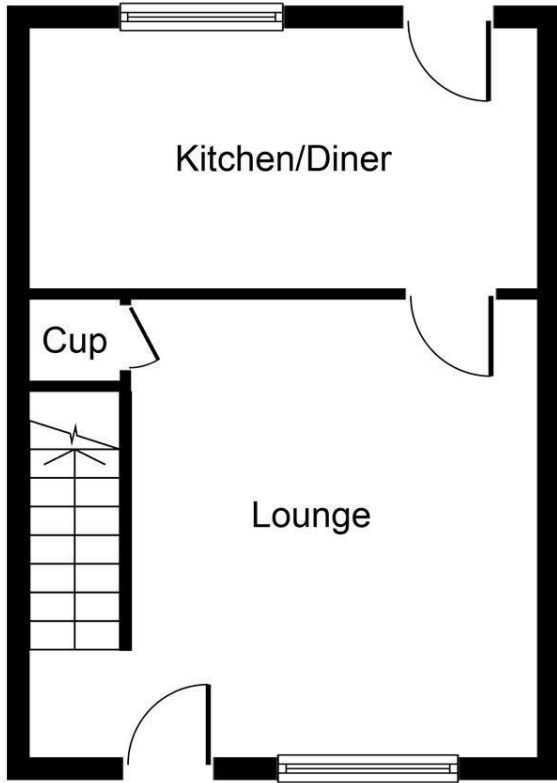


Directions

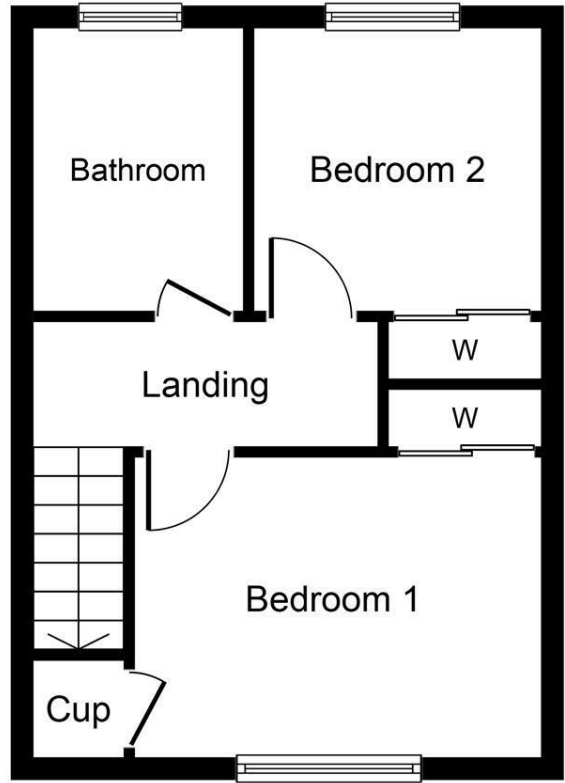




# Floor Plan



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2024 | www.houseviz.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	