



The Old Market, Yarm, TS15 9US

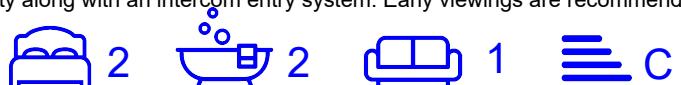
Positioned within a small prestigious mews development this LUXURIOUS UPPER FLOOR APARTMENT is conveniently located behind the cobbled High Street of Yarm where an abundance of bistros, bars, boutique shops and restaurants can be enjoyed. The River Tees is only minutes away and offers riverside walks along 'True Lovers Walk'.

The property is presented to a high standard throughout and provides contemporary designed living space which includes entrance hall with large storage cupboard, an OPEN PLAN lounge/dining/kitchen, ideal for entertaining and impressively fitted with a good range of contemporary units incorporating built in oven, hob and microwave, integrated fridge/freezer, dishwasher, and automatic washer.

The apartment has two good size bedrooms with the master bedroom benefiting from an en-suite with large shower cubicle and there is a modern fitted bathroom with shower and screen over bath.

The development has a private courtyard with allocated parking for this property along with an intercom entry system. Early viewings are recommended.

£180,000



ENTRANCE HALL

LOUNGE

20'6" x 11'7" (6.25 x 3.53)

KITCHEN

12'8" x 10'7" (3.86 x 3.23)

BEDROOM ONE

11'9" x 10'9" (3.58 x 3.28)

EN-SUITE

7'8" x 3'9" (2.34 x 1.14)

BEDROOM TWO

12'4" x 9'9" (3.76 x 2.97)

BATHROOM

6'10" x 6'4" (2.08 x 1.93)

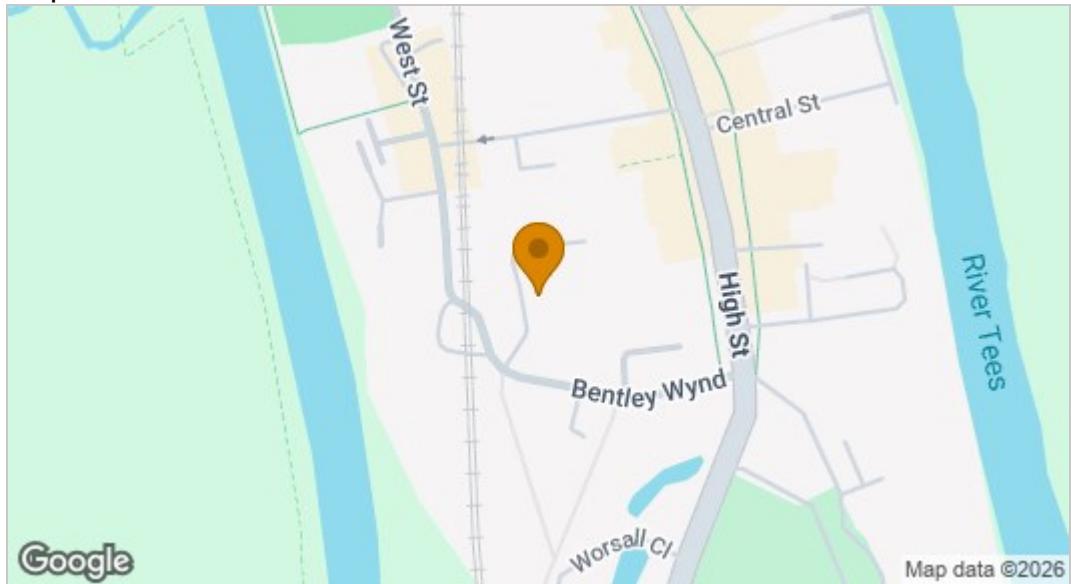
AML PROCEDURE

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.





Map



EPC graph

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		76	80
EU Directive 2002/91/EC			

Floor Plan



Approximate Floor Area
822 Sq. ft.
(76.4 Sq. m.)

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 2022 | www.houseviz.com

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.