



24 Griffiths Close

(Near Yarm Train Station), Yarm, TS15 9TZ

Offers in excess of £325,000



A Beautifully Presented 4-Bedroom Detached Family Home Situated In A Sought-After Cul-De-Sac In Yarm. Boasting Spacious Interiors, A Generous Plot, And A Host Of Modern Features, This Property Is Ideal For Families And Commuters Alike.

Located Just A Short Walk From Yarm's Vibrant High Street, Reputable Schools, And Excellent Transport Links, This Home Offers Versatile Living Space Both Inside And Out.



Full Description

This Spacious Detached Property Offers Exceptional Family Accommodation Throughout. The Ground Floor Features Two Well-Proportioned Reception Rooms, A Modern Fitted Kitchen With Central Island And French Doors Opening To The Garden, A Cosy Lounge With Log Burner, A Conservatory, Downstairs WC, And A Utility Room.

Upstairs, You'll Find Four Bedrooms All Serviced By A Family Bathroom Along With A Partially Boarded Loft Space.

Outside, The Home Sits On A Generous Plot With A Beautifully Maintained Rear Garden And A Charming Summerhouse, Perfect For Relaxing Or Entertaining. The Block-Paved Driveway And Detached Garage Provide Ample Parking.

With A Recently Installed Boiler And Modern Décor Throughout, This Is A Move-In-Ready Home In One Of Yarm's Most Desirable Residential Areas.

Location

Close To Highly Regarded Local Schools
Short Distance To Yarm Train Station – Great For Commuters. Enjoy The Charm Of Yarm's Historic High Street, With Its Boutique Shops, Restaurants, And Bars Just A Stroll Away

- Layfield Primary School - 3 Minute Walk
- Conyers School - 13 Minute Walk
- Yarm Primary School - 5 Minute Drive, 18 Minute Walk
- Yarm School - 5 Minute Drive, 21 Minute Walk
- Yarm Train Station - 9 Minute Walk
- Co-op - 4 Minute Walk
- Yarm High Street - 3 Minute Drive, 25 Minute Walk

Distance Times As Suggested By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

The Vendor Informs Us:
Garage Door Is Up And Over, Power Supply Installed, Apex Roof For Further Storage
The Dining Room Is A Garage Converted To Room By Previous Owners
Lounge Log Burner Is Multi Fuel Burner With Certification When Installed
The Summer House Is Included, There Is Also Power Inside
There Is An Outdoor Water Tap At The Rear Of The Kitchen
The Garden Fire Pit Does NOT Have Gas Supply

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

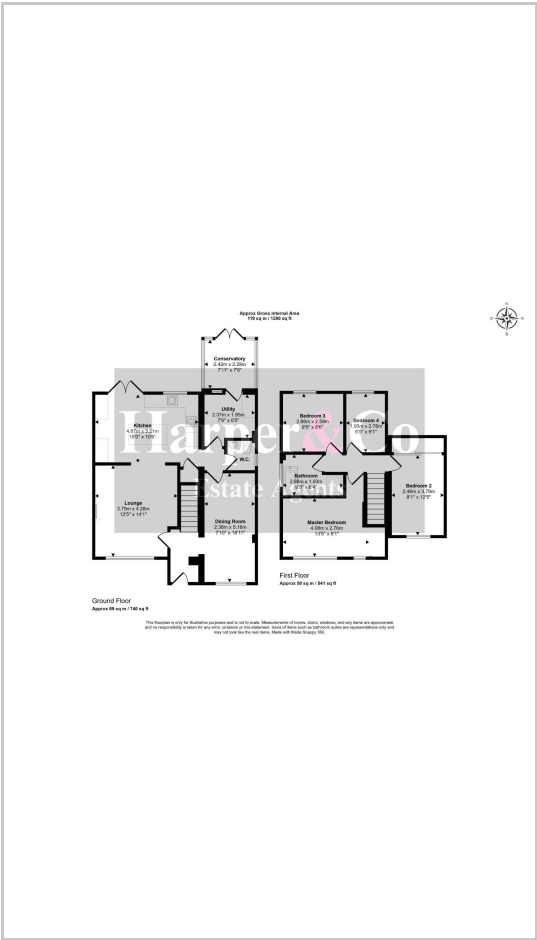
Money Laundering Notice

In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

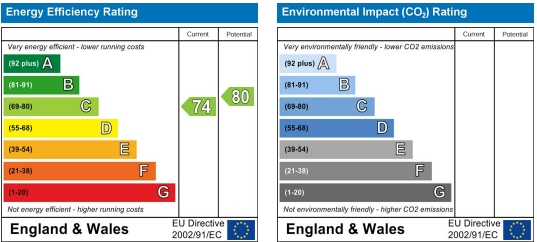
Area Map



Floor Plans



Energy Efficiency Graph



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.