GowlandWhite

The Old Market, Yarm, TS15 9TH

Offered with NO CHAIN, this delightful two double bedroom apartment, with allocated parking, is situated in a highly sought after central area of Yarm. Offering excellent access to the vibrant Yarm High Street, known for its array of bars, restaurants, cafes, and scenic riverside walks, but enjoying the advantage of being tucked away from the hustle and bustle.

Located on the first floor, the apartment features a hallway, leading to the light and airy open plan lounge, dining and kitchen area with a Juliet balcony. The contemporary kitchen is equipped with high gloss units, integrated appliances, including an oven, electric hob and microwave.

The apartment offers two well proportioned bedrooms, with the master bedroom featuring an en-suite bathroom with a large shower cubicle. A bathroom, complete with a shower and screen over the bath, completes the living space. The accommodation is warmed by electric wall heaters and is double glazed throughout.

Perfect for first-time buyers, professionals, or investors, this stylish and comfortable home offers an exceptional opportunity in a sought after location.

£165,000

2 2 1 D

HALL

LOUNGE
16'2" x 10'8" (4.93m x 3.25m)

KITCHEN
7'11" x 7'8" (2.41m x 2.34m)

BATHROOM
6'9" x 6'6" (2.06m x 1.98m)

BEDROOM ONE
12'10" x 9'4" (3.91m x 2.84m)

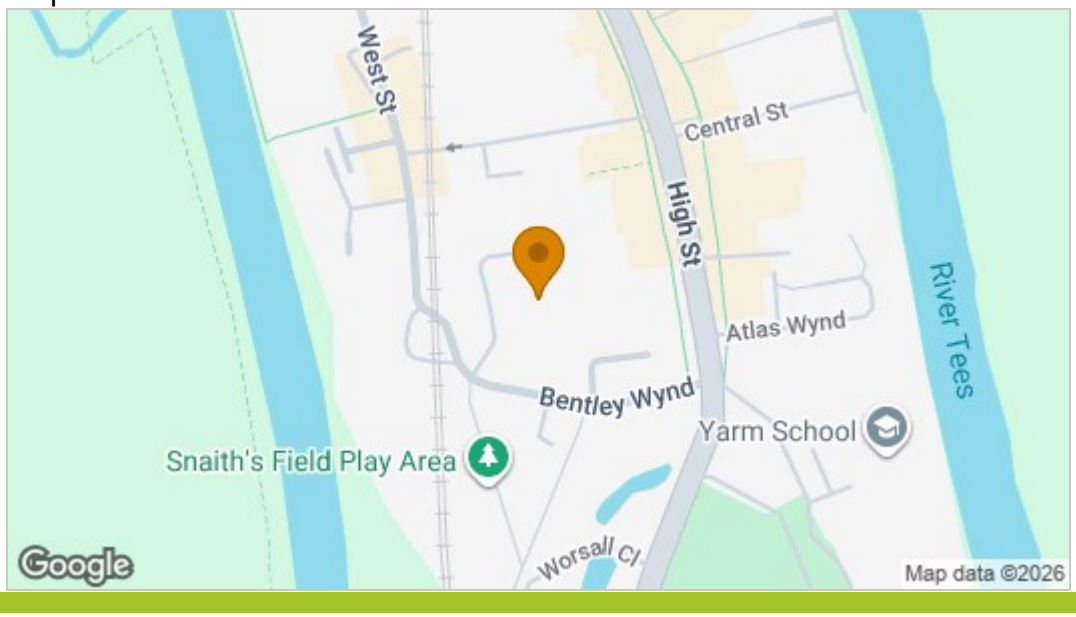
ENSUITE
7'7" x 3'9" (2.31m x 1.14m)

BEDROOM TWO
12'10" x 8'11" (3.91m x 2.72m)

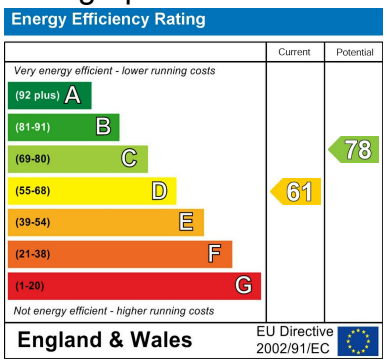
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc.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

LEASEHOLD INFORMATION
We are advised by the Vendor that these are the current Lease details, approximately:
Years Remaining: 107

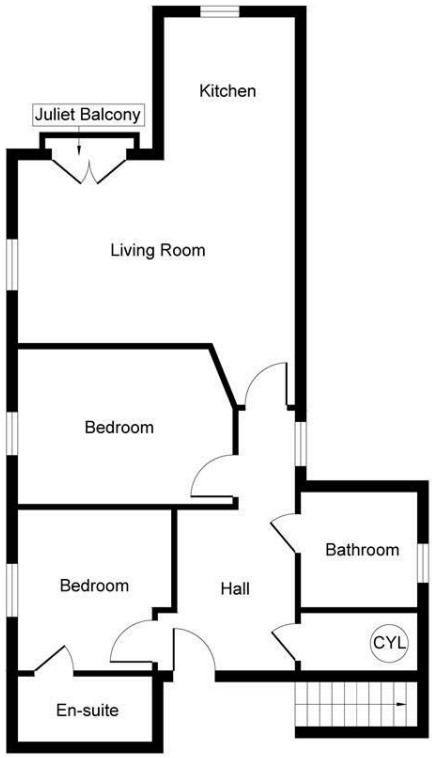
Map



EPC graph



Floor Plan



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.
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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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