

Gowland
White

The Royd, Yarm, TS15 9HU

This immaculately presented four bedroom link-detached home has been thoughtfully upgraded to provide stylish modern living and is decorated in neutral tones. Finished to an excellent standard throughout, the property benefits from smart lighting, individually controlled smart radiators fitted in every room, a Hive heating system, contemporary radiators, internal oak doors and hardwood flooring to part of the ground floor.

The accommodation begins with an entrance porch opening into the hallway, leading through to a newly fitted kitchen complete with wood block work surfaces and a contemporary range of units. Integrated appliances include an oven, induction hob and extractor, and the adjoining dining room features sliding patio doors that open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. The lounge offers a bright and comfortable place to relax, while a convenient ground floor WC and utility area provide added practicality for family life.

To the first floor, there are four double bedrooms and an impressive modern family bathroom fitted which includes a bath with a waterfall shower over, creating a luxurious space to unwind.

Tucked away within a quiet cul-de-sac, the property enjoys a driveway, garage and the added benefit of an electric vehicle charger. To the rear, the generous garden offers a private outdoor space, ideal for entertaining, relaxing or family use, with plenty of room for children to play.

Situated in the highly sought after town of Yarm, this home is perfectly positioned for access to a wide range of local amenities including well regarded schools, shops, Yarm Medical Centre and Yarm Train Station. The vibrant High Street is just a short stroll away and is renowned for its selection of bars, restaurants, cafés and picturesque riverside walks.

Presented to a 'Show Home' standard this property is one not to be missed !

£325,000



4



1



1



E

The Royd, Yarm, TS15 9HU

PORCH

HALL

LOUNGE

13'7" x 13' (4.14m x 3.96m)

KITCHEN/DINING ROOM

20'9" x 13'2" (6.32m x 4.01m)

UTILITY/DOWNSTAIRS WC

LANDING

BEDROOM ONE

12'8" x 11'1" (3.86m x 3.38m)

BEDROOM TWO

13'3" x 10'5" (4.04m x 3.18m)

BEDROOM THREE

13'10" x 9'2" (4.22m x 2.79m)

BEDROOM FOUR

10'1" x 9'5" (3.07m x 2.87m)

BATHROOM

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.

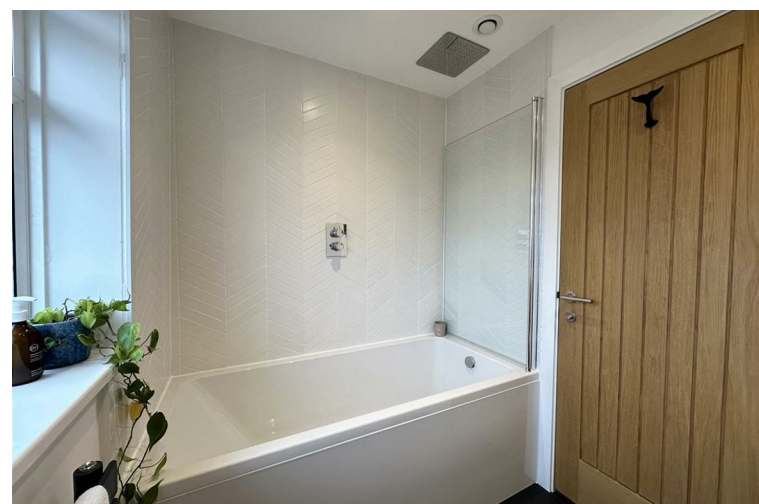


Tel: 01642 248248

The Royd, Yarm, TS15 9HU



The Royd, Yarm, TS15 9HU

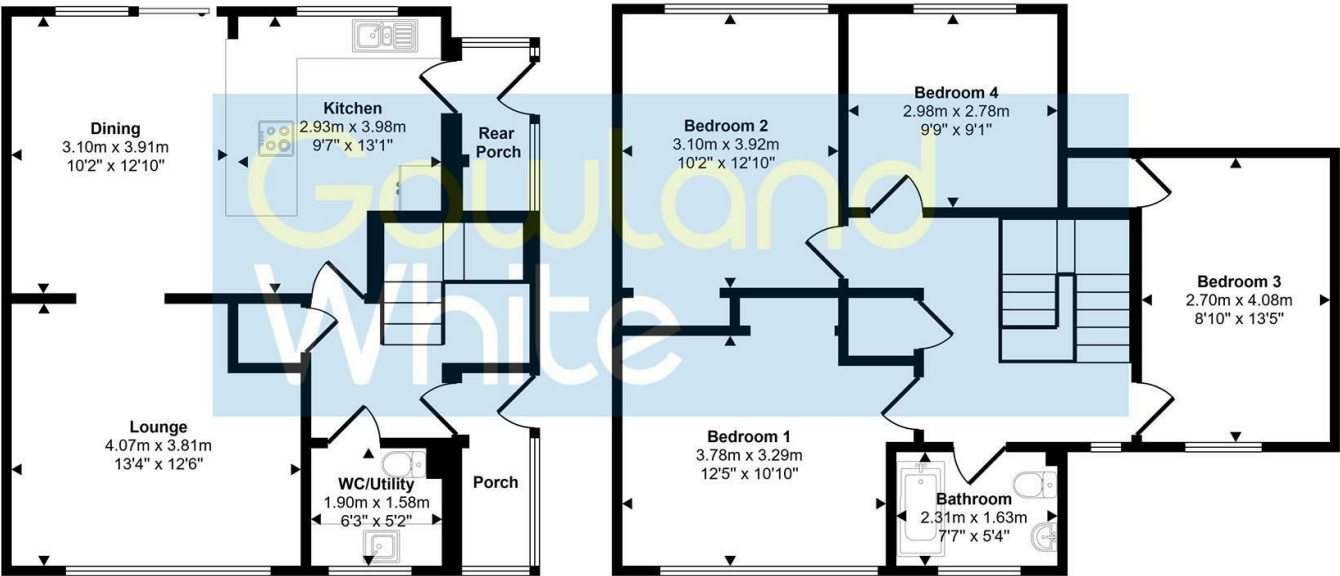


Tel: 01642 248248



The Royd, Yarm, TS15 9HU

Approx Gross Internal Area
123 sq m / 1326 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft

First Floor
Approx 65 sq m / 703 sq ft

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		
		82
		47
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.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk