



The Orchard, High Church Wynd, Yarm, TS15 9BQ

Offered for sale with no onward chain, this beautifully renovated first floor flat is just a stone's throw from Yarm High Street, where a wide variety of amenities can be enjoyed including restaurants, bars, coffee shops, boutique shops and the library. The property is ideally suited to a first-time buyer or anyone seeking a stylish home with low maintenance requirements.

The accommodation has been fully refurbished to a high standard and features a recently installed heating system together with an impressive contemporary kitchen finished with quartz worktops and integrated Wi-Fi controlled appliances, including a dishwasher, double oven, fridge/freezer, hob and microwave. A central island with seating for two creates an inviting space to relax and socialise. Double doors open onto a balcony, offering a pleasant spot to sit and watch the world go by. There are two well-proportioned double bedrooms and a stylishly refitted bathroom, complete with a modern vanity unit with inset hand basin and a bath with rainfall shower over. Internal oak doors and herringbone-style flooring provide a refined finishing touch throughout.

Externally, the property also benefits from a garage and residents parking.

"The property is Share of Freehold, with the freehold owned by Orchard Residents' Association Limited. One share in the company is transferable to the new owner upon completion of the purchase."

£214,995



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HALL

KITCHEN/LIVING ROOM

21'10" x 13' (6.65m x 3.96m)



BEDROOM ONE

12' x 9'9" (3.66m x 2.97m)

BEDROOM TWO

9'4" x 9'3" (2.84m x 2.82m)

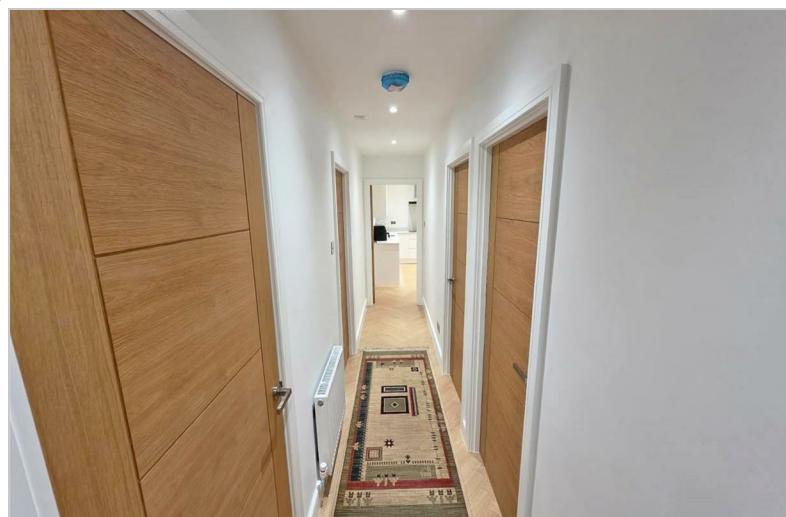
BATHROOM

6'5" x 6'5" (1.96m x 1.96m)

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.





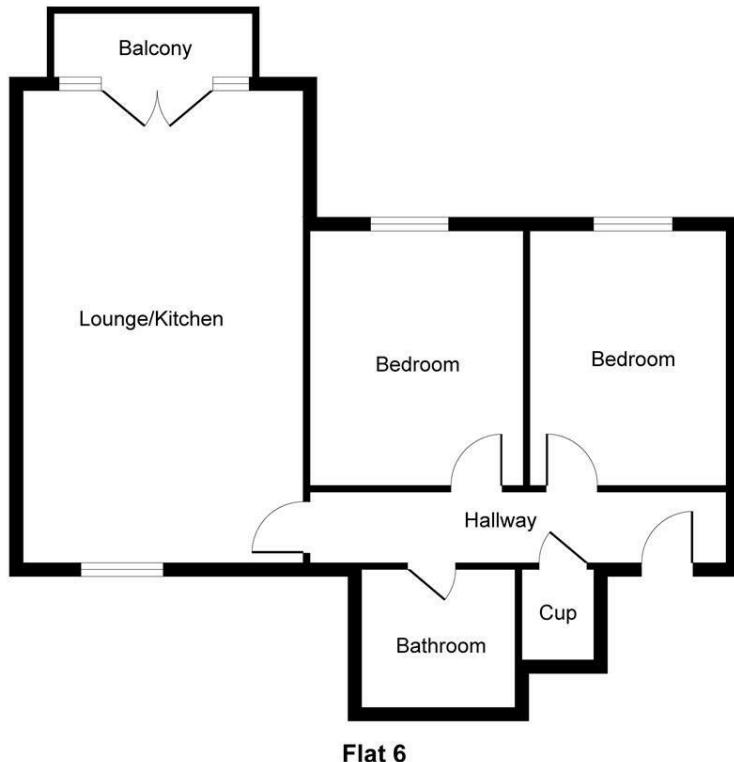
Map



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		73	78
EU Directive 2002/91/EC			

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.

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