



21 Garratt Road, Yarm
£315,000





21 Garratt Road

Yarm

A modern four bedroom detached family home, ideally positioned within the popular Leven Woods development in the sought-after town of Yarm.

- A modern four bedroom detached family home nicely positioned within the popular Leven woods development in Yarm
- Close to highly regarded junior and secondary schooling and Yarm Railway Station
- Spacious lounge with front bay window
- Dining room with double glazed French doors to the rear garden
- Kitchen with wall and floor units, built in oven and gas hob, integrated fridge/freezer and dishwasher
- Utility room with further fitted units and cloakroom/WC
- Four bedrooms with the master having an en-suite shower room
- Family bathroom with white three piece suite
- Gas central heating system and double glazing
- Lawned gardens to front and rear, double width driveway and single garage

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Yarm

A modern four bedroom detached family home, ideally positioned within the popular Leven Woods development in the sought-after town of Yarm.

The property offers spacious and well-appointed accommodation throughout, making it an excellent choice for family living.

The welcoming accommodation includes a spacious lounge featuring a front-facing bay window, together with a separate dining room with double glazed French doors opening onto the rear garden.

The well-equipped kitchen is fitted with a range of wall and floor units, built-in oven and gas hob, integrated fridge/freezer and dishwasher. A useful utility room provides additional fitted storage and leads to a convenient cloakroom/WC.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room. A modern family bathroom is fitted with a white three-piece suite.

Further benefits include gas central heating and double glazing.

Externally, the property enjoys lawned gardens to both the front and rear, together with a double width driveway providing ample off-road parking and a single garage

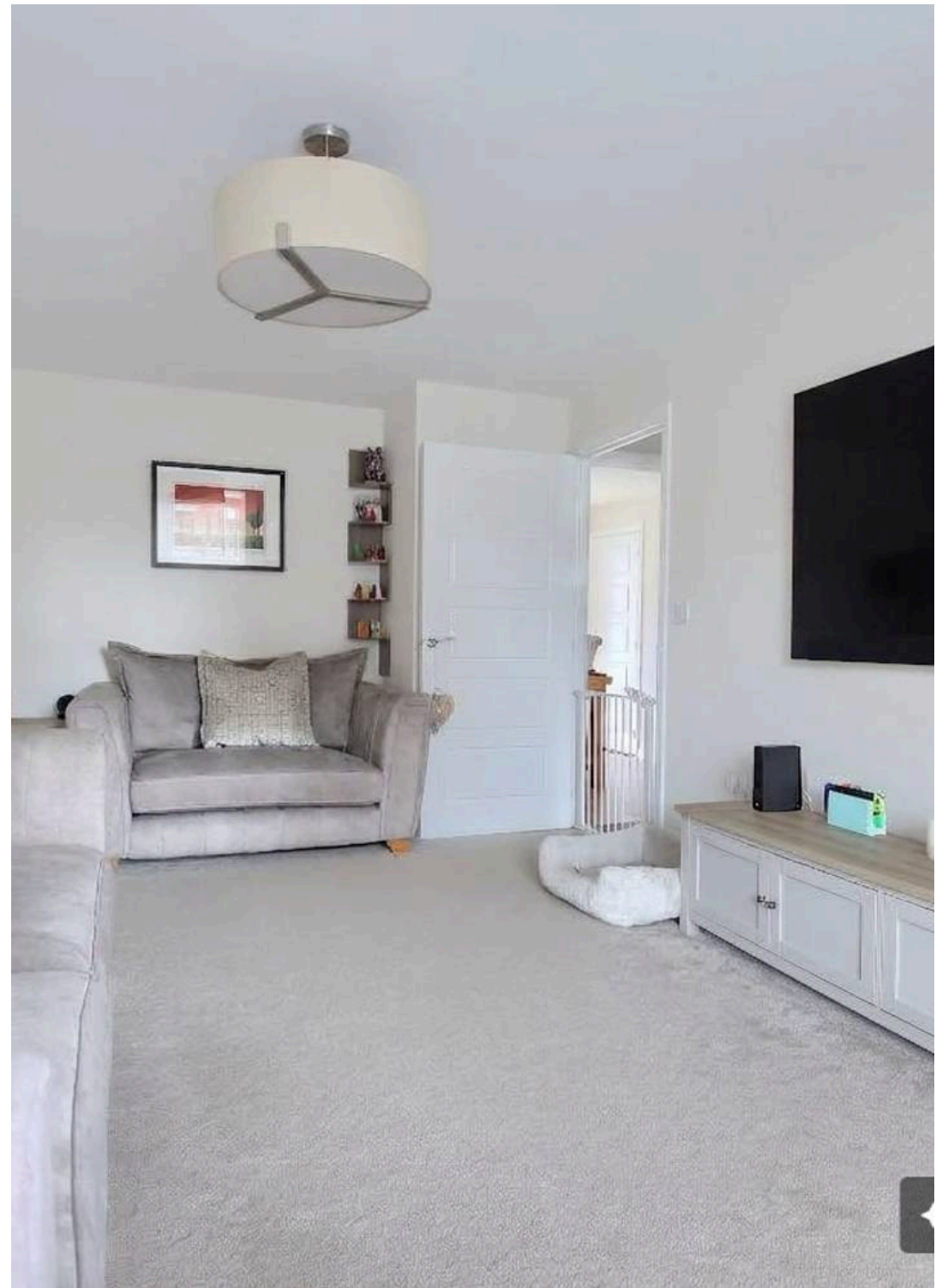
The property is particularly well placed for access to highly regarded junior and secondary schools, whilst Yarm Railway Station is also within easy reach, making this an attractive home for families and commuters alike.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



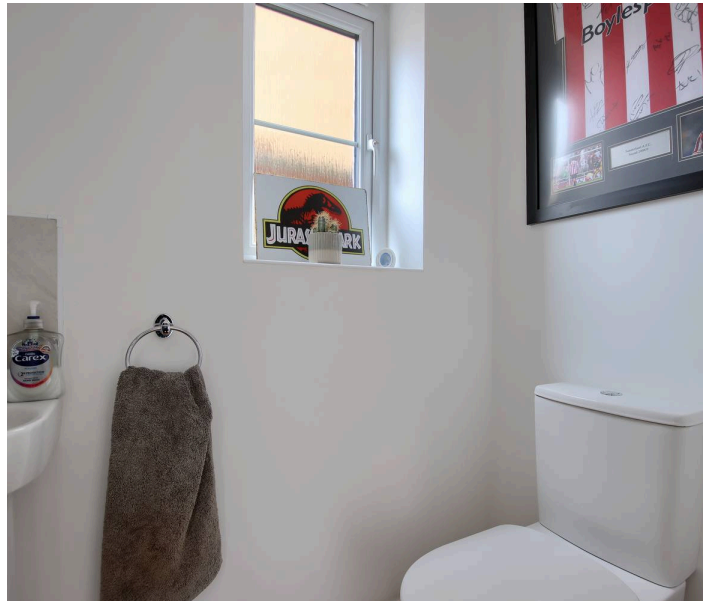


Buyers Identification Check(s)

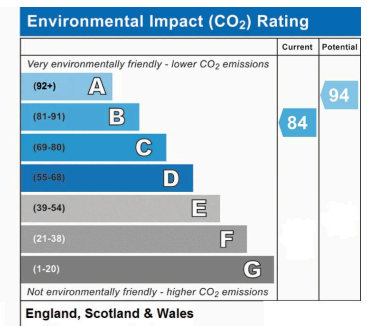
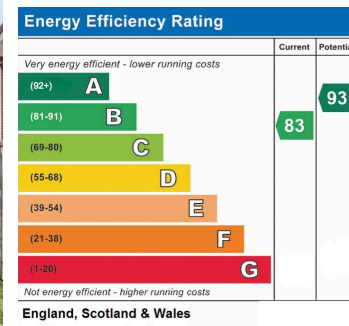
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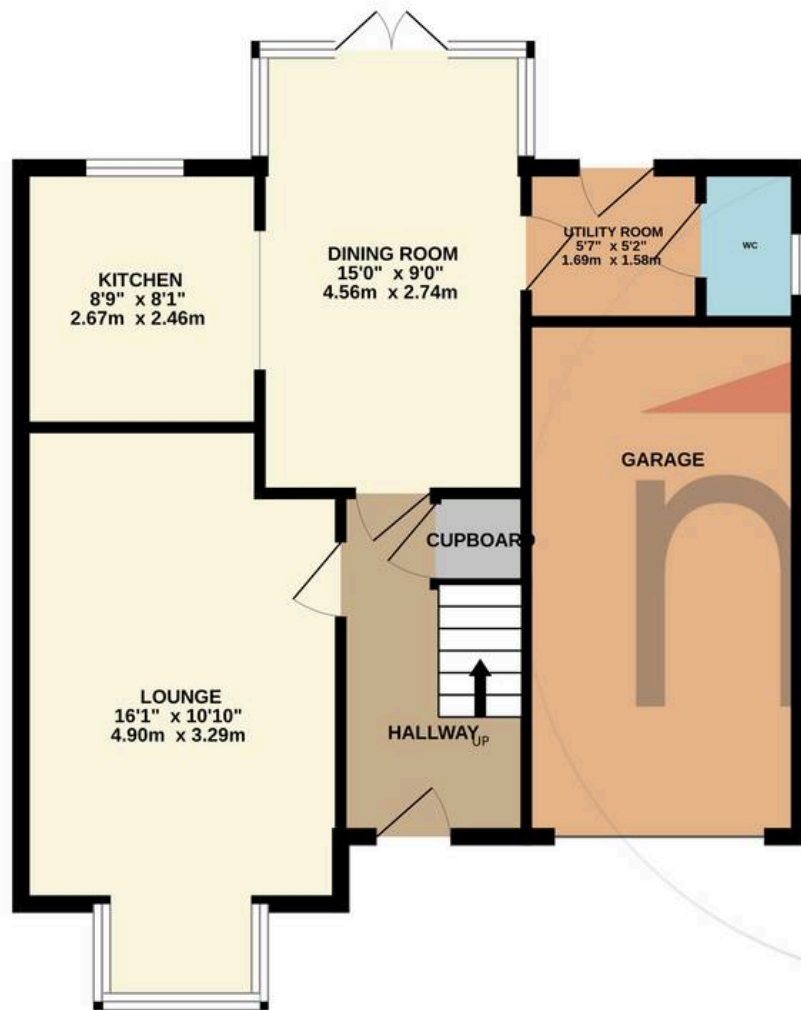
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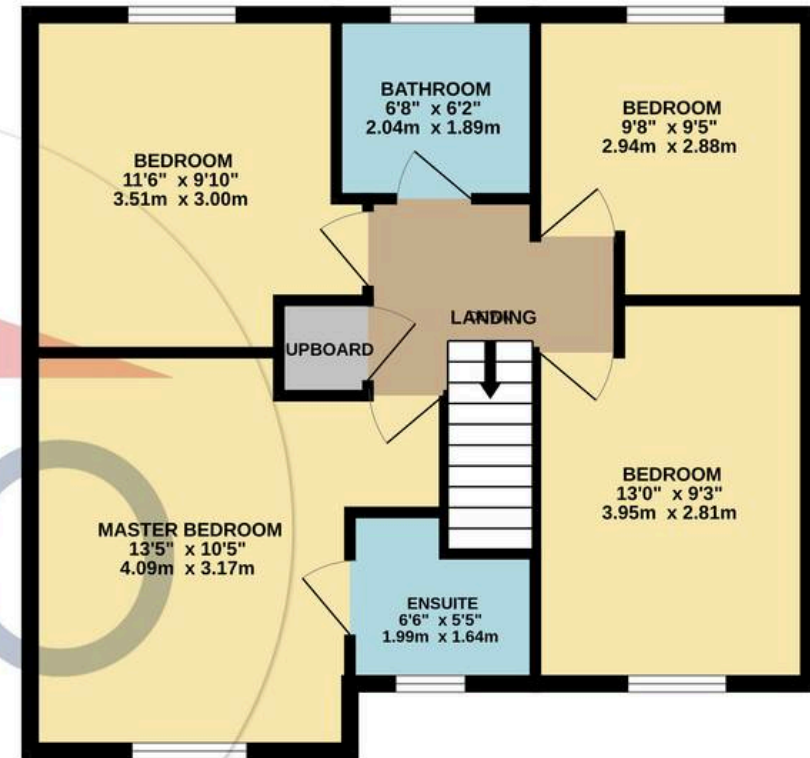




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Michael Poole

Michael Poole, 59 High Street – TS15 9BH

01642788878

Yarm@michaelpoole.co.uk

michaelpoole.co.uk/