



Limpton Gate, Yarm, TS15 9JA

Situated on the ever popular Spitalfields development in Yarm, this extended four bedroom detached home offers generous living space, a mature rear garden and excellent family potential. With a garage, driveway and solar panels, it presents a strong foundation for buyers looking to modernise a property to their own taste in one of Yarm's most desirable residential areas.

Inside, the accommodation begins with a large entrance hall leading into a bright kitchen/breakfast room, complemented by a useful utility area with a ground floor WC. A lounge to the rear of the property, accompanied by the extended garden room is a standout feature, providing superb additional living space with two sets of French doors opening onto the garden. A separate dining room offers flexibility for family meals, entertaining or use as a second sitting room.

Upstairs, all four bedrooms benefit from built-in wardrobes, providing excellent storage throughout. The main bedroom has been extended to create a more generous space, accompanied by a dressing area and en-suite shower room, with under floor heating. The good size family bathroom is also extended with under floor heating, fitted with a bath and double shower enclosure.

Externally, the property benefits from a driveway leading to the attached garage. The mature rear garden offers a good degree of privacy, with a lawn, patio and additionally, a covered patio area with electric heating, providing an ideal space for outdoor dining and entertaining throughout the year.

The location is ideal for families, with reputable primary and secondary schools close by. Yarm's vibrant cobbled High Street is within easy reach, offering an excellent selection of bars, cafes, restaurants and boutique shops. Commuting is convenient too, with Yarm Railway Station nearby and straightforward access to the A19 and A66.

A spacious, extended family home in a prime Yarm setting, offering comfort, practicality and a superb lifestyle on the doorstep.

Offers Over £330,000



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ENTERANCE HALLWAY

LARGE HALLWAY

11'5" x 10'6" (3.48m x 3.20m)

KITCHEN/BREAKFAST AREA

15'2" x 9'11" (4.62m x 3.02m)

INNER HALLWAY

LOUNGE

21'7" x 11'16" (6.58m x 3.35m)

DINING ROOM

7'7" x 12'11" (2.31m x 3.94m)

GARDEN ROOM

17' x 7'9" (5.18m x 2.36m)

UTILITY ROOM/WC

6'6" x 4'2" (1.98m x 1.27m)

LANDING

BEDROOM ONE

11'9" x 10'2" (3.58m x 3.10m)

DRESSING ROOM

7'5" x 5'9" (2.26m x 1.75m)

ENSUITE

7'4" x 4'9" (2.24m x 1.45m)

BEDROOM TWO

11'1" x 10'8" (3.38m x 3.25m)

BEDROOM THREE

9'11" x 8'10" (3.02m x 2.69m)

BEDROOM FOUR

10'8" x 7'8" (3.25m x 2.34m)

BATHROOM

13'10" x 6'3" (4.22m x 1.91m)

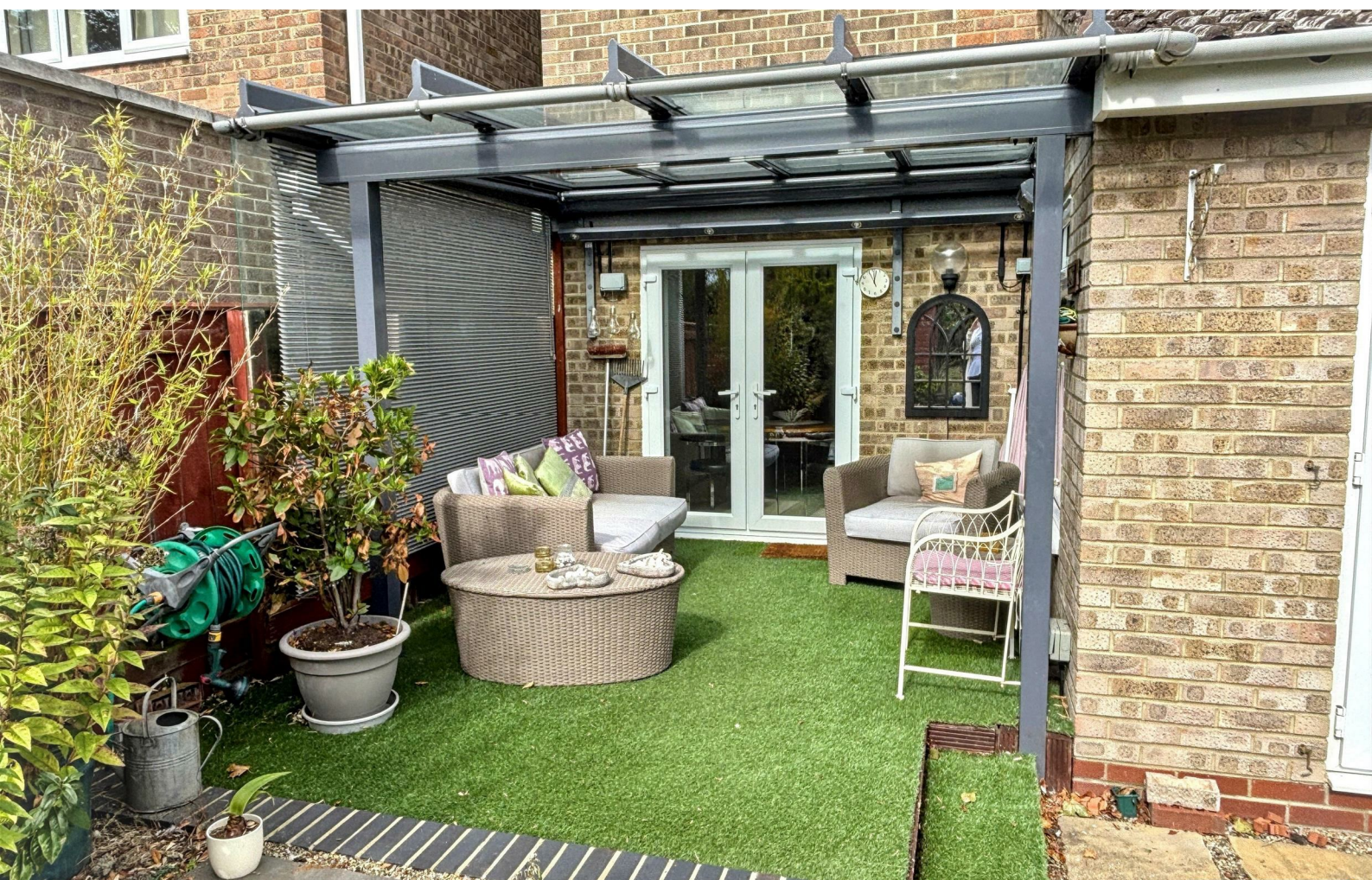
AML PROCEDURE

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.

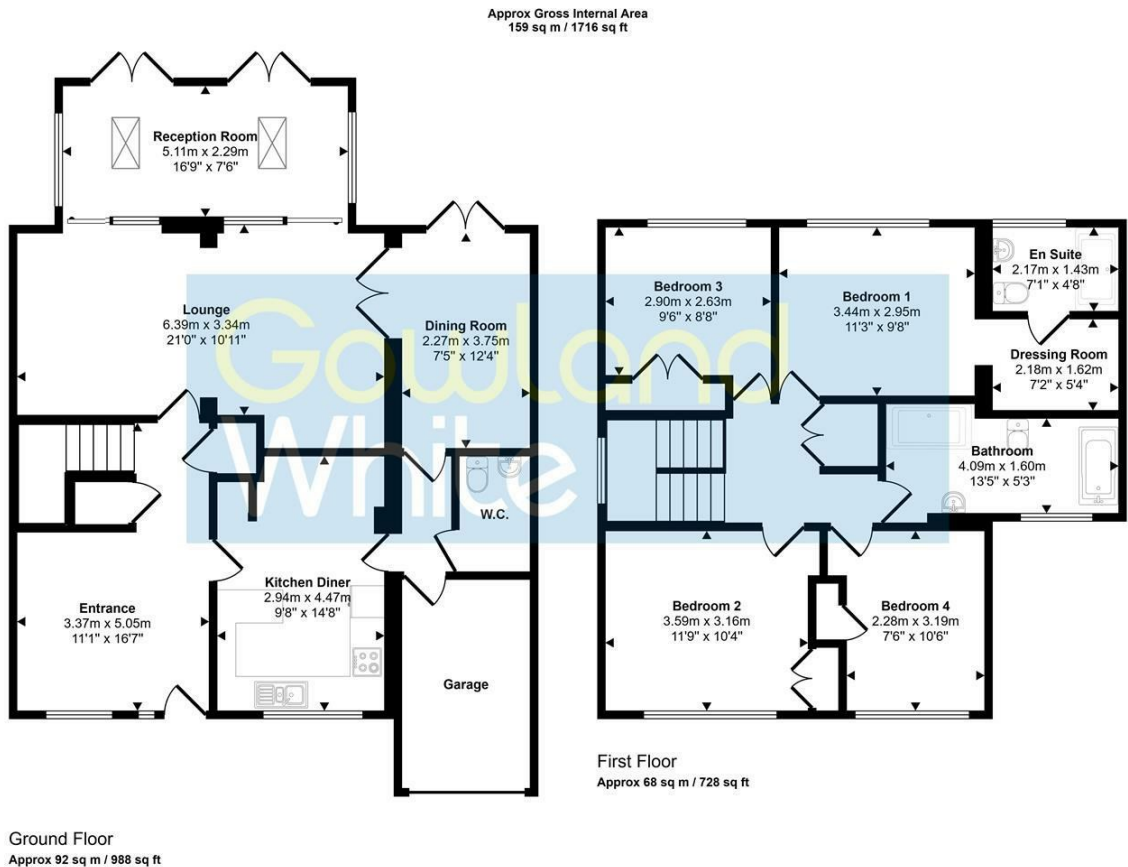








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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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		
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.

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