



18 Elms Way , Yarm, TS15 9AZ

AVAILABLE NOW - SORRY NO SMOKERS

An exceptional 5 BEDROOM DETACHED HOUSE built by Avant Homes, offering contemporary accommodation of an impressive standard. Situated in an area that is highly popular with families due to the close proximity of reputable primary and secondary schools. This family home is also ideal for professionals, as it offers excellent access to the A19 connecting you to all of Teesside and the surrounding area with ease. Additionally Yarm train station is within walking distance of this beautifully presented home. Highlights to the ground floor include a bright open plan kitchen/dining/family area with bi-fold doors out to the rear garden and a large lounge. Completing the ground floor accommodation is a wide hallway, study, utility room and WC. To the first floor there are 5 bedrooms and 3 bathrooms. Quality floor coverings, integrated kitchen appliances, impressive tiling etc all add to the feeling of quality. Outside there is a large block paved drive leading to a double garage. To the rear of the property is a neat, private garden. This immaculately presented home is located in a prime position, on the outskirts of Yarm, and is in 'ready to move into' condition. Highly recommended for viewing.

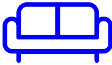
£1,995 PCM

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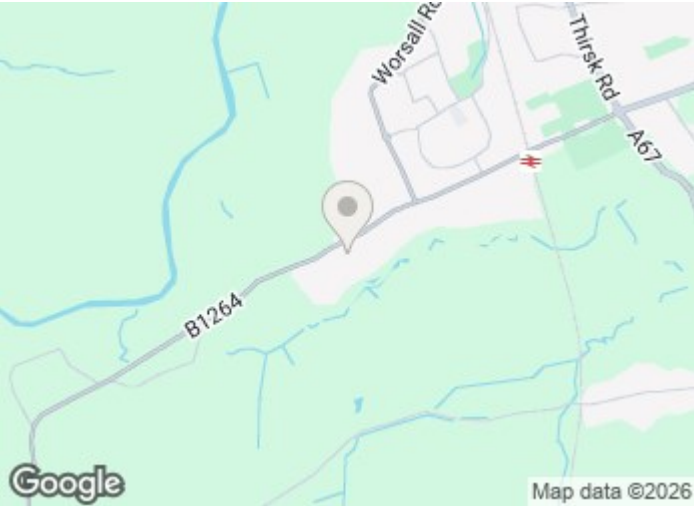
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- DETACHED HOUSE
 - STUDY
 - COUNCIL TAX BAND F
- 5 BEDROOMS
 - LAUNDRY/GROUND FLOOR WC
 - EPC RATING B
- 3 BATHROOMS
 - LARGE DRIVE AND DOUBLE GARAGE

ENTRANCE HALL	EN-SUITE	ENERGY PERFORMANCE
UTILITY ROOM/WC	BEDROOM 2	CERTIFICATE (EPC)
9'3" x 6'10" (2.82 x 2.08)	13'11" x 12'8" (4.24 x 3.86)	
STUDY	EN SUITE	
9'1" x 6'11" (2.77 x 2.11)	BEDROOM 3	
OPEN PLAN	10'1" x 10'10" (3.07 x 3.30)	
KITCHEN/DINING/SITTINGROOM	Bedroom 4	
25'6" x 13'9" (7.77 x 4.19)	7'1" x 9'9" (2.16 x 2.97)	
LOUNGE	BEDROOM 5	
18'1" x 14'7" (5.51 x 4.45)	6'3" x 10'2" (1.91 x 3.10)	
LANDING	FAMILY BATHROOM	
MASTER BEDROOM	EXTERNALLY	
17'3" x 14'7" (5.26 x 4.45 (5.25 x 4.44))		



Directions





Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	93
(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 