



4 Kingsdale Close, Yarm
£265,000





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Yarm

A sensibly priced four bedroom detached family home offered for sale with no onward chain.

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- Close to highly regarded junior and secondary schooling and Yarm railway station
- Spacious open plan lounge with living flame effect gas fire
- Separate dining room leading through to the double glazed conservatory
- Redesigned kitchen with a good range of fitted units, built in oven and hob and integrated fridge/freezer
- Tiled bathroom with white three piece suite and ground floor cloakroom/WC
- Four bedrooms, with two having built in wardrobes
- Lawned gardens to front and rear, driveway and single garage
- Gas central heating system and double glazing

4 Kingsdale Close

Yarm

Offered for sale with no chain, a sensibly priced four bedroom detached family home with lawned gardens to front and rear, driveway and single garage.

The property is close to highly regarded junior and secondary schooling and Yarm railway station and features a spacious open plan lounge with living flame effect gas fire, separate dining room leading through to the double glazed conservatory, redesigned kitchen with a good range of fitted units, built in oven and hob and integrated fridge/freezer, ground floor cloakroom/WC, a tiled bathroom with white three piece suite, four bedrooms, with two having built in wardrobes and is warmed by gas central heating system and has double glazing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance Lobby

Lounge - 17' 0" x 16' 5" (5.17m x 5.01m)

Dining Room - 10' 2" x 7' 10" (3.10m x 2.40m)

Conservatory - 12' 10" x 9' 1" (3.92m x 2.77m)

Kitchen - 15' 0" x 7' 10" (4.56m x 2.38m)

Inner Lobby

Cloakroom/WC

FIRST FLOOR

Landing

Bedroom One - 13' 7" x 10' 1" (4.13m x 3.07m)

Fitted wardrobes.

Bedroom Two - 10' 0" x 8' 10" (3.06m x 2.69m)

Fitted wardrobes.

Bedroom Three - 12' 4" x 8' 1" (3.76m x 2.46m)

Bedroom Four - 9' 11" x 6' 7" (3.02m x 2.01m)

Bathroom - 6' 6" x 5' 9" (1.98m x 1.74m)

EXTERNALLY

Gardens & Parking

Lawned front garden with a driveway leading to the single garage. The rear garden is enclosed and mainly laid to lawn with shrub borders and hedging.

Garage - 16' 11" x 8' 2" (5.16m x 2.48m)

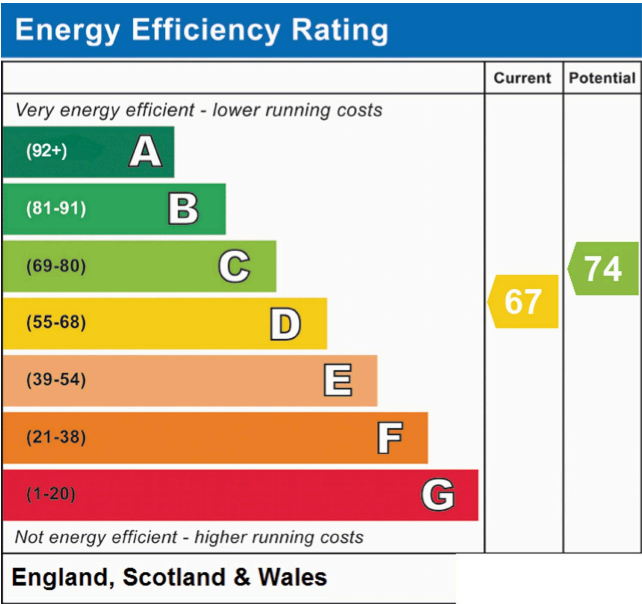
With up and over door, plumbing for automatic washing machine, power points and lighting.



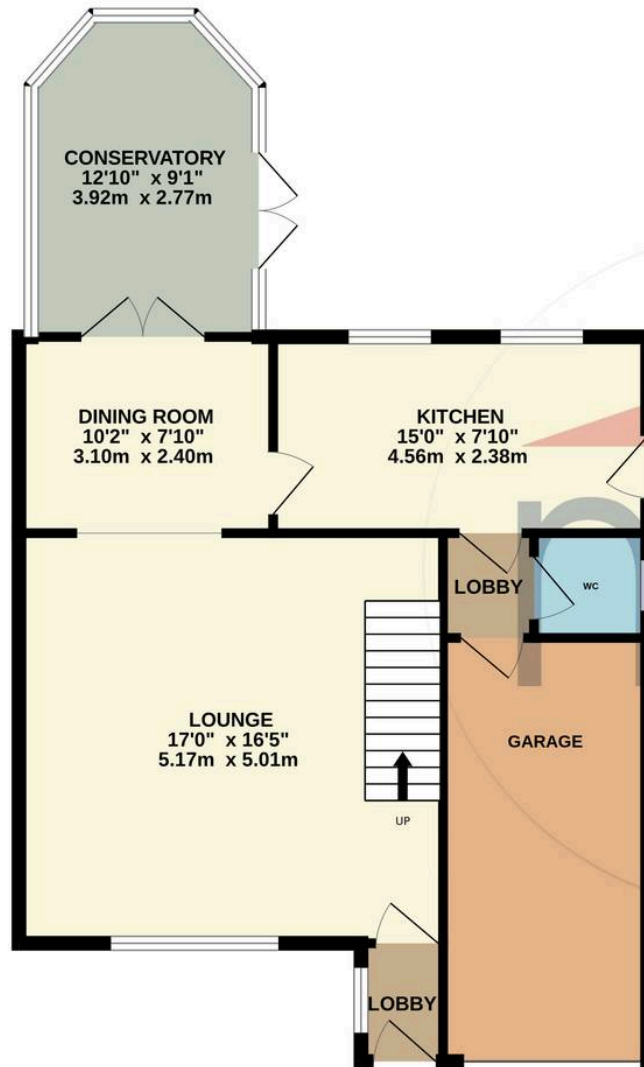
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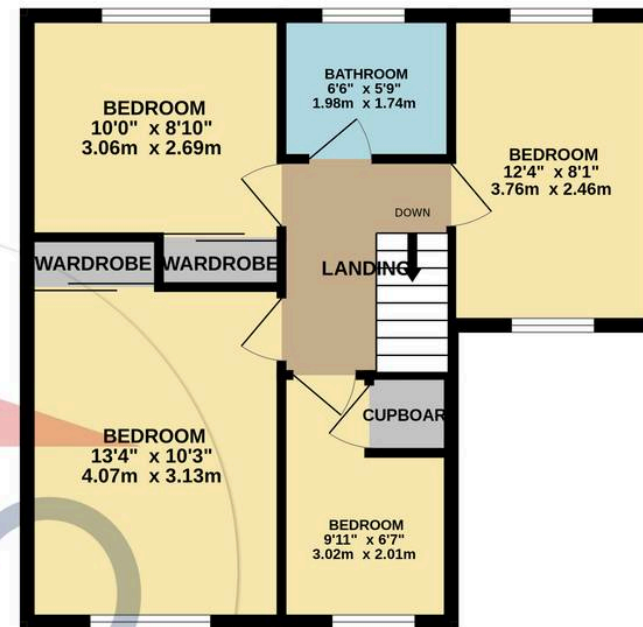
AGENTS REF:
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GROUND FLOOR



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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