



47 Spitalfields, Yarm  
£225,000





## 47 Spitalfields

Yarm

Offered for with NO ONWARD CHAIN. A 3 bedroom link-detached property set within the popular Spitalfields development in Yarm.

- Offered for with NO ONWARD CHAIN
- A 3 bedroom link-detached property set within the popular Spitalfields development in Yarm.
- Very well positioned being close to highly regarded Junior and Secondary schooling.
- Generous established lawned gardens to front and rear, driveway and single garage.
- Lounge with an electric fire set in a stone fireplace and having double glazed french doors to the rear garden. Separate Dining Room.
- Three generous bedrooms, with two having built in wardrobes.
- Bathroom with white suite and separate WC.
- Further features include excellent storage, a gas central heating system and double glazed windows

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Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





## GROUND FLOOR

### Entrance Hallway

**Lounge** 14' 1" x 11' 4" (4.30m x 3.46m)

Opening to...

**Dining Room** 9' 4" x 9' 1" (2.84m x 2.76m)

**Kitchen** 9' 4" x 8' 5" (2.85m x 2.57m)

## FIRST FLOOR

### Landing

**Bedroom One** 14' 8" x 11' 11" (4.47m x 3.64m) reducing to 3.12m. Built-in wardrobes

**Bedroom Two** 10' 1" x 10' 0" (3.08m x 3.06m)

**Bedroom Three** 9' 5" x 9' 2" (2.86m x 2.80m)

Built-in wardrobe

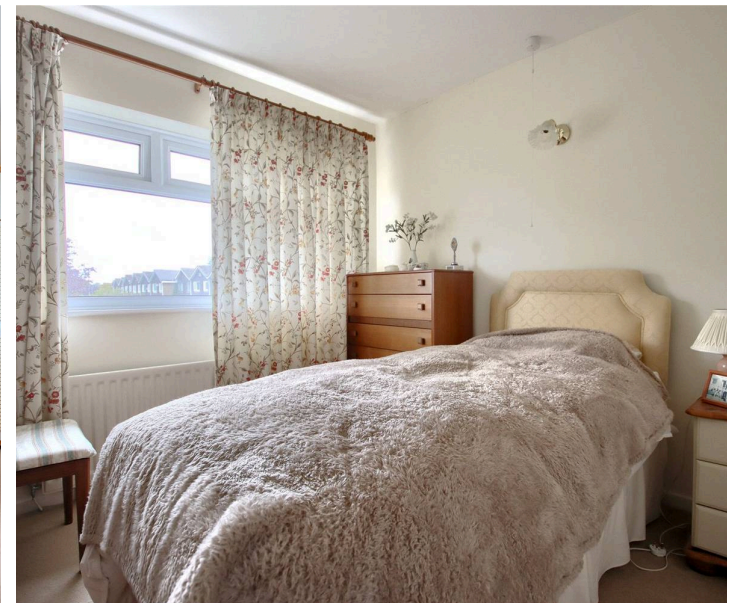
### Bathroom

### Separate WC

## EXTERNALLY

**Gardens** - Lawned front garden with driveway leading to the single garage with up and over door. The generous rear garden is mainly laid to lawn with shrub borders and a paved patio area.

**Buyers Identification Check(s)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 76        |
| (55-68) <b>D</b>                            | 68      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

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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