GowlandWhite

West Street, Yarm, TS15 9BT

SALE AGREED WITHIN 3 DAYS

Offered for sale with the advantage of NO ONWARD CHAIN, this characterful first floor leasehold apartment forms part of a building that was formerly used in the manufacture and supply of milling machinery, providing a unique blend of local heritage and modern living.

The building comprises just six apartments and enjoys a prominent position to the rear of the High Street, making it an ideal purchase for those seeking convenient access to a wide range of shops, cafés, restaurants and everyday amenities, all within a short strolling distance.

The accommodation briefly comprises an entrance hall, a spacious 26ft lounge offering excellent living and dining space, fitted kitchen, two bedrooms and a shower room. The property is heated via night storage heaters.

Externally, residents benefit from a private car park with parking available for residents and a small lawned communal garden.

Furniture can be included if required.

An excellent opportunity for first-time buyers, those looking to downsize, or buy-to-let investors seeking a property with strong rental appeal in a convenient central location.

Early viewing is recommended.

£140,000

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HALLWAY

LOUNGE/DINING ROOM
26'5" x 10'3" (8.05m x 3.12m)

KITCHEN
13'1" x 5'6" (3.99m x 1.68m)

BEDROOM ONE
15'7" x 10'7" (4.75m x 3.23m)

BEDROOM TWO
8'9" x 7'1" (2.67m x 2.16m)

SHOWER ROOM
7'5" x 5'7" (2.26m x 1.70m)

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.

TENURE

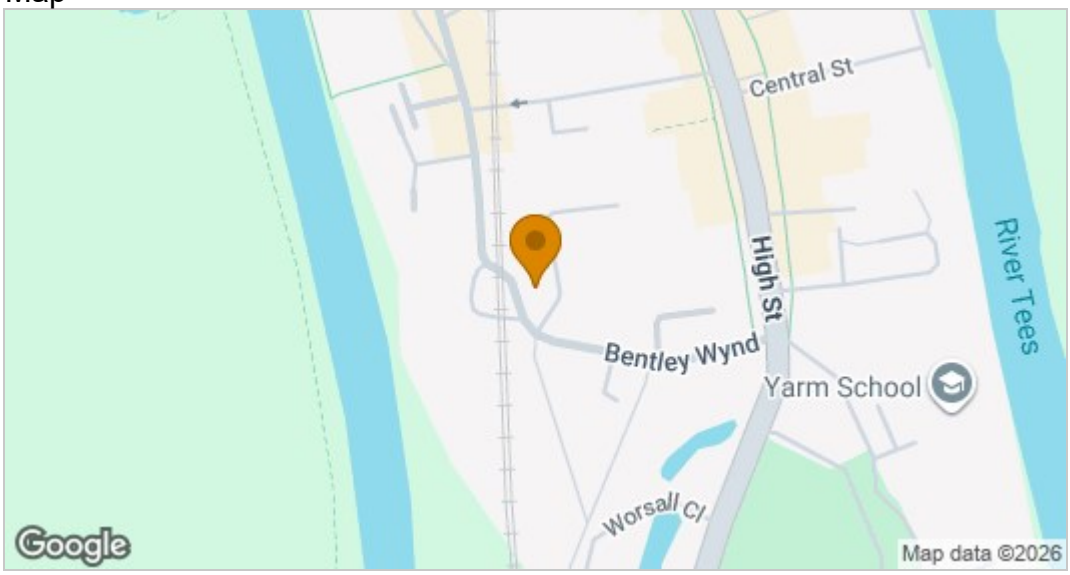
We are verbally advised by our Vendor that the property is leasehold. The leaseholders of all six flats are members of the management company, which collectively owns the freehold interest in the building. Accordingly, the owner of the flat benefits from a share of the freehold through their membership of the management company. We are further advised that a monthly service charge of £100 is payable to the management company by each leaseholder.

Prospective purchasers are advised to verify all tenure and management details through their legal representative.

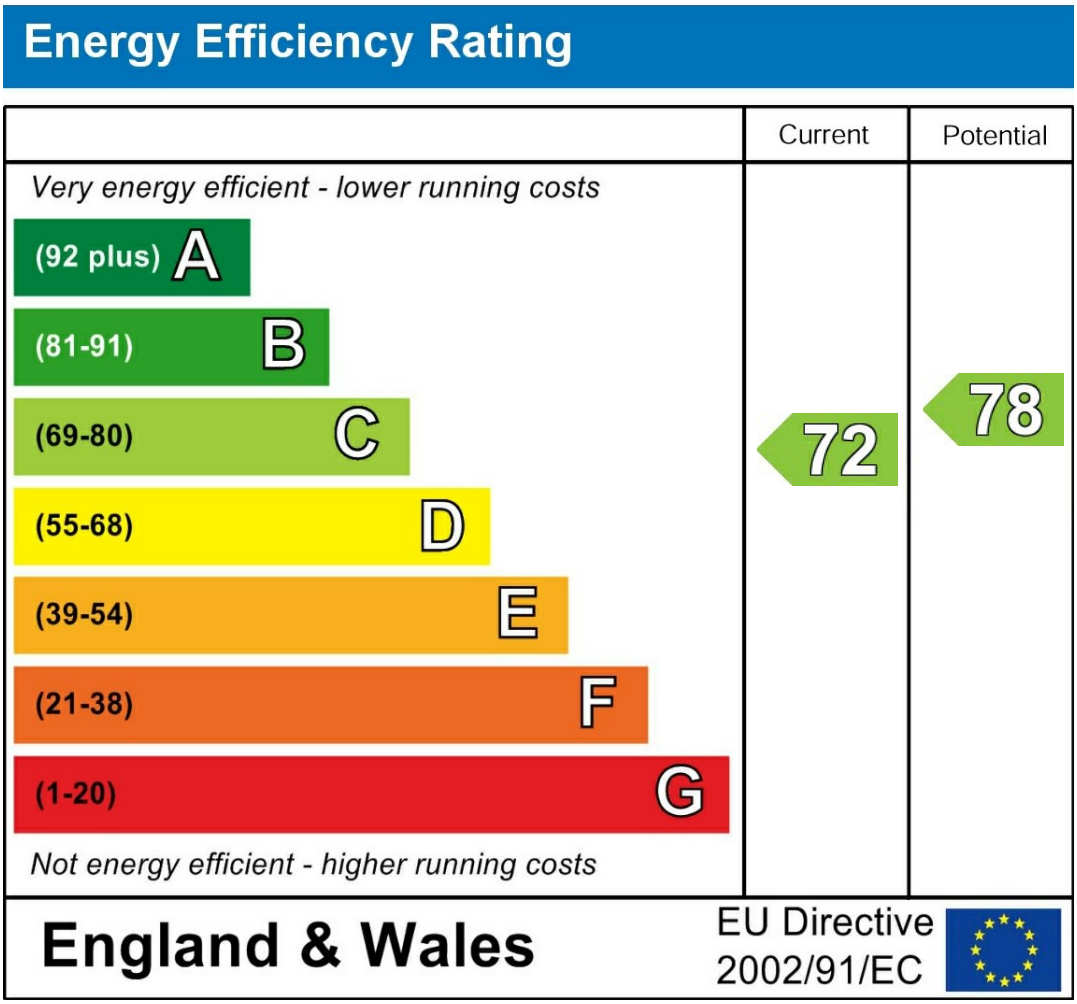
Floor Plan

Kitchen
3.99m x 1.68m
(13'1" x 5'6")
Bedroom 1
4.75m x 3.23m
(15'7" x 10'7")
Living Room
8.05m (26'5") max
x 3.12m (10'3")
Bedroom 2
2.67m x 2.16m
(8'9" x 7'1")

Map



EPC graph



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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.

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