



Carr Lane, Kirklevington, Yarm, TS15 9YE

****STAMP DUTY INCENTIVE AVAILABLE****

The vendor is willing to contribute towards the buyer's Stamp Duty Land Tax (SDLT) costs, subject to terms. This incentive applies to standard residential Stamp Duty only and excludes 2nd home SDLT higher rates.

Set on the St Martin's Green development on the edge of Kirklevington, this attractive three bedroom detached home is built to the Story Homes "Butler" design and sits on a generous corner plot. Well presented throughout and includes a garage and a double width block paved driveway.

The entrance hall leads into a bright and comfortable lounge. To the rear is an upgraded shaker style kitchen with granite worktops, soft close units, a five ring gas hob, double oven, integrated fridge freezer and dishwasher. Double doors open out to the rear garden creating a relaxed and social space. A separate utility room with matching units and space for an appliance, and a ground floor WC add further practicality to this family home.

Upstairs, the main bedroom features a dressing area with built in wardrobes and an en suite with a large rainfall shower. Two further bedrooms sit alongside the family bathroom which includes a bath and a separate rainfall shower cubicle. The home also benefits from gas central heating throughout double glazing and upgraded oak internal doors.

Outside, the property offers a double width block paved driveway leading to the garage. The rear garden includes a lawn planted areas and an extended patio with a timber built cover that creates a lovely sheltered outdoor seating area.

Kirklevington provides a peaceful village setting with easy access to the historic town of Yarm which offers a wide range of shops bars restaurants and amenities. The property is also close to a well regarded primary school with a bus service to Conyers secondary school.

£229,000

3 2 1

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HALLWAY

LOUNGE

15'5" x 9'9" (4.70m x 2.97m)

KITCHEN/DINING ROOM

12'10" x 11'9" (3.91m x 3.58m)

UTILITY ROOM

5'10" x 6'1" (1.78m x 1.85m)

DOWNSTAIRS WC

6' x 2'9" (1.83m x 0.84m)

LANDING

BEDROOM ONE

10'10" x 9'9" (3.30m x 2.97m)

DRESSING AREA

6'4" x 3'11" (1.93m x 1.19m)

ENSUITE

9'6" x 5'10" (2.90m x 1.78m)

BEDROOM TWO

10'3" x 9'6" (3.12m x 2.90m)

BEDROOM THREE

10'8" x 9'3" (3.25m x 2.82m)

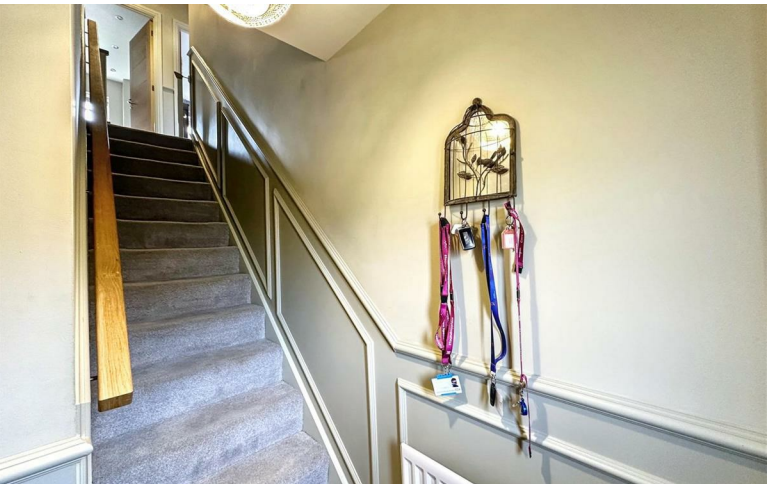
BATHROOM

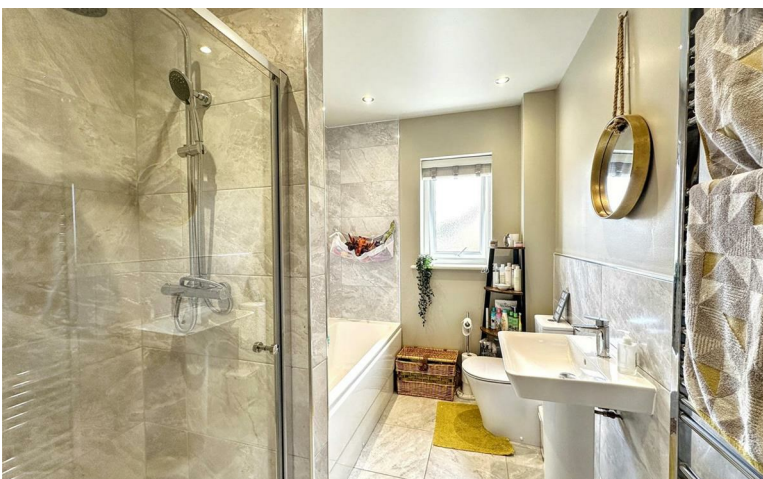
8'10" x 6'4" (2.69m x 1.93m)

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.

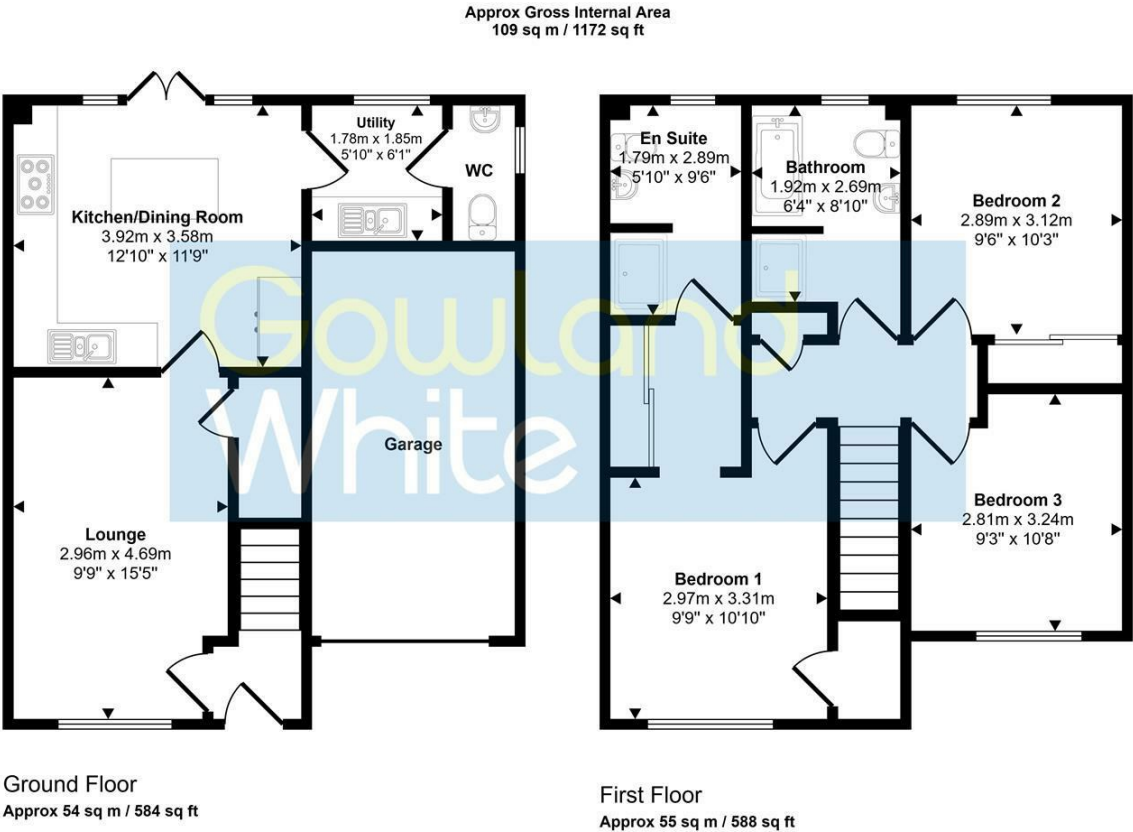








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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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		94
(81-91) B	84	
(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.

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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