

## ELDERWOOD, LOW LANE, HIGH LEVEN, YARM, TS15 9JS



- ▲ An individually designed detached residence enjoying a pleasant setting in high leven near Yarm
- ▲ Originally constructed in 1989 and occupying a generous plot which extends to approximately 0.45 acres or thereabouts
- ▲ Mature lawned garden to three side together with a large, gravelled driveway and double garage
- ▲ Spacious lounge with patio doors opening to the rear garden, separate dining room and versatile office/study
- ▲ Breakfast kitchen with a good range of fitted units and some integrated appliances, together with separate utility room
- ▲ Three generous first floor bedrooms with one having fitted wardrobes and an en-suite shower room
- ▲ Family bathroom with white three piece suite and separate shower enclosure together with a ground floor cloakroom/WC
- ▲ Oil fired central heating system and sealed unit double glazed windows
- ▲ Excellent location offering access to transport links and the adjoining towns of Yarm and Ingleby Barwick

**£450,000**

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An individually designed detached residence enjoying a pleasant setting in high level near Yarm. Originally constructed in 1989 and occupying a generous plot which extends to approximately 0.45 acres or thereabouts with mature lawned garden to three sides together with a large, gravelled driveway and double garage.

## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

**CLOAKROOM/WC - 2.42m x 0.88m (7'11" x 2'11")**

**LOUNGE - 5.81m x 4.31m (19'1" x 14'2")**

**DINING ROOM - 4.10m x 3.33m (13'5" x 10'11")**

**STUDY/OFFICE - 2.61m x 2.54m (8'7" x 8'4")**

**BREAKFAST KITCHEN - 5.56m x 2.88m (18'3" x 9'5")**

**UTILITY ROOM - 2.87m x 2.55m (9'5" x 8'4")**

## **FIRST FLOOR**

### **LANDING**

**BEDROOM ONE - 4.30m x 3.32m (14'1" x 10'11")**  
Fitted wardrobes.

**EN-SUITE SHOWER ROOM - 3.30m x 1.20m (10'10" x 3'11")**

**BEDROOM TWO - 4.33m x 3.04m (14'2" x 10')**

**BEDROOM THREE - 3.33m x 2.75m (10'11" x 9')**

**BATHROOM - 3.33m x 1.99m (10'11" x 6'6")**

**TO VIEW: Tel: 01642 788878**  
59 High Street, Yarm, TS15 9BH

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## EXTERNALLY

**GARDENS & PARKING** - The property occupies a generous plot extending to approximately 0.45 acres or thereabouts. There are established lawns to three sides, together with a variety of shrubs and mature trees. In addition, there is a gravelled seating area, a vegetable garden and greenhouse. The property is accessed by vehicle via Barwick Lane. There is a substantial gravelled driveway providing off street parking for a number of vehicles, which leads on to the double garage.

### **DOUBLE GARAGE - 5.74m x 5.58m (18'10" x 18'4")**

With two up and over doors, power points and lighting.

**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.

**AGENTS REF:** - DC/LS/ING160309/31072026

**Council Tax Band:** F      **Tenure:** Freehold

**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**



# ELDERWOOD, TS15 9JS



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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