



54 West Street, Yarm
£375,000





54 West Street, Yarm

Combining timeless character with contemporary style, this impressively presented Grade II listed 3 bed end-terraced cottage occupies a highly desirable position in the very heart of Yarm.

- An impressively presented grade II listed, three bedroom end terrace cottage situated on West Street in Yarm
- Offering beautifully presented, deceptively spacious accommodation laid out over three floors
- Prime central Yarm setting, a short walk from the historic and cosmopolitan High Street
- Extensive open plan lounge with wood burning stove set in an Inglenook style feature fireplace
- Modern contemporary kitchen with black high gloss fitted units, built in oven and hob, integrated fridge/freezer, dishwasher and washer/dryer
- Two delightful first floor bedrooms sharing a Jack & Jill en-suite bathroom with feature shower with body jets
- Stunning master bedroom with vaulted ceiling, exposed beams and an en-suite shower room with double shower enclosure
- Externally there is a storeroom and access to a side aspect timber decked terrace for sitting and enjoying outside entertaining
- Gas central heating system and double glazed windows
- The property benefits from permit parking for Bentley Wynd/West Street

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Combining timeless character with contemporary style, this impressively presented Grade II listed three bedroom end-terraced cottage occupies a highly desirable position on West Street, in the very heart of Yarm.

Beautifully appointed throughout, the deceptively spacious accommodation is thoughtfully arranged over three floors, creating a distinctive home that perfectly balances period charm with modern day living.

Just a short stroll from Yarm's historic and cosmopolitan High Street, the property is ideally placed to enjoy the very best of this sought after market town. From independent boutiques and stylish cafés to popular restaurants, traditional pubs and everyday amenities, everything is conveniently close at hand, making this an appealing home for those seeking a vibrant yet characterful lifestyle.

At the heart of the cottage lies an impressive, extensive open plan lounge, where the warmth and charm of the wood burning stove, set within an attractive Inglenook-style feature fireplace, create a wonderfully inviting focal point.

Complementing the property's traditional character is a stylish, contemporary kitchen, finished with black high gloss fitted units and an excellent range of integrated appliances, including a built-in oven and hob, fridge/freezer, dishwasher and washer/dryer. Thoughtfully designed for modern living, the kitchen combines practicality with a sophisticated finish.

The first floor offers two delightful bedrooms, both sharing a well-appointed Jack & Jill en-suite bathroom, complete with a feature shower incorporating body jets.



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Rising to the upper floor, the stunning principal bedroom provides a particularly special retreat, with its vaulted ceiling and exposed beams showcasing the cottage's period character. An en-suite shower room, featuring a generous double shower enclosure, completes this impressive private space.

Externally, the property continues to impress, with a useful storeroom and access to a side aspect timber decked terrace. This attractive outdoor area provides a lovely spot for morning coffee, al fresco dining or entertaining guests during the warmer months.

Further benefits include gas central heating, double-glazed windows and permit parking for Bentley Wynd/West Street.

The property offers excellent potential as a holiday home or Airbnb and further information can be provided in this regard.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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/13102026



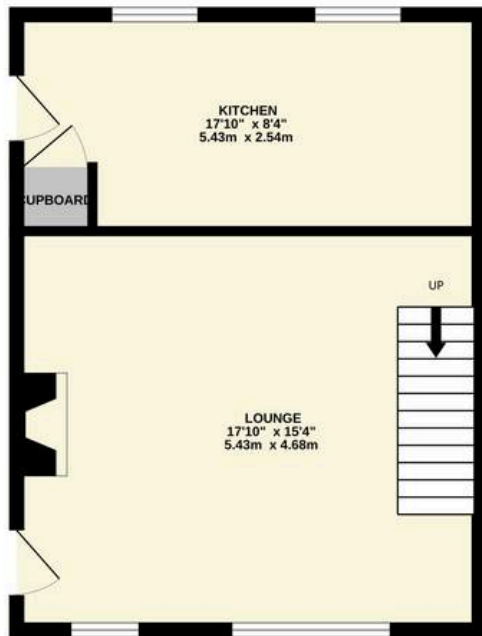




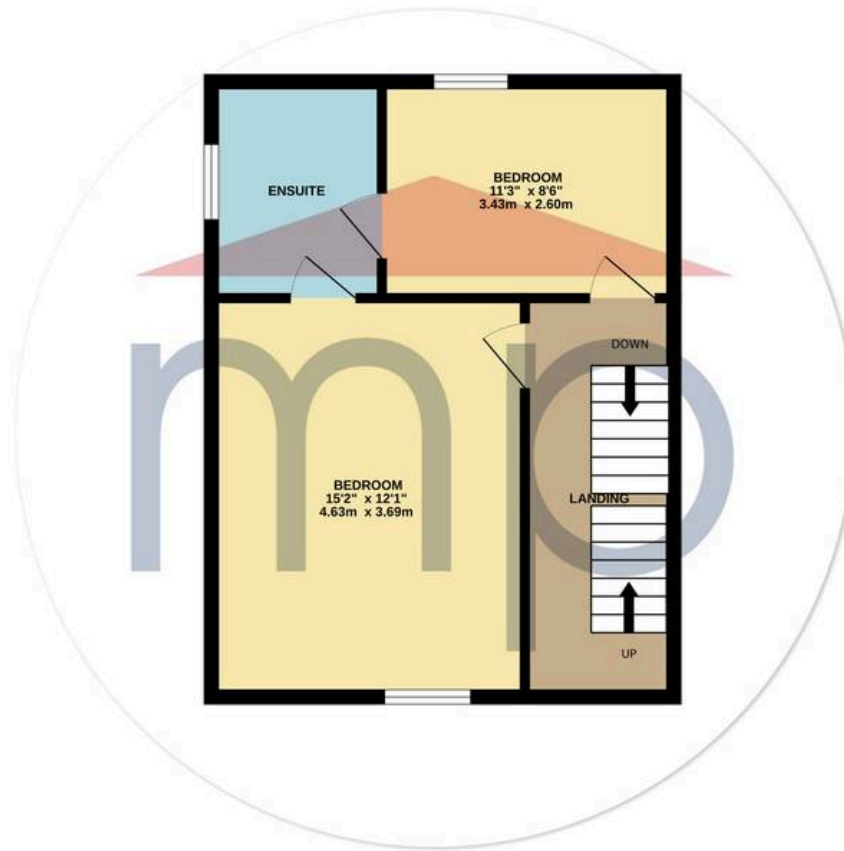
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GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

Michael Poole

Michael Poole, 59 High Street – TS15 9BH

01642788878

Yarm@michaelpoole.co.uk

michaelpoole.co.uk/