



Rudby Close, Yarm, TS15 9RS

UNEXPECTEDLY RE-ADVERTISED

A superbly presented four bedroom semi-detached home extending to approximately 1,663 sq ft, substantially extended and improved to a high standard, and beautifully decorated throughout. Occupying a corner plot, the property features a delightful garden and a block paved driveway providing off-street parking for three cars.

The accommodation flows effortlessly, beginning with a welcoming hall leading to a sitting room, an attractively presented lounge and a through dining room, giving the ground floor real versatility for family life. To the rear, the conservatory with its insulated roof opens directly onto the garden.

The re-fitted kitchen offers modern units, a range oven and integrated appliances including a fridge freezer and washing machine. Upstairs, the bedrooms are well arranged, with an extensive master bedroom featuring a luxurious en-suite shower room with a double enclosure. Bedroom two includes fitted wardrobes, bedroom three is a comfortable double and bedroom four is ideal as a nursery or study. A stylish re-fitted family shower room completes the first floor.

A paddle staircase leads to a surprisingly generous loft room with roof windows and eaves storage, offering excellent additional space. Externally, the corner plot provides attractive gardens and a useful shed with power.

The location is ideal for families, close to Levendale Primary School and well placed for Conyers School, local shops and Yarm Train Station. A short stroll or quick bus ride takes you to Yarm High Street with its cafés, restaurants and boutique shops, while the A19 is only a couple of miles away for easy commuting.

Offers Over £260,000



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HALLWAY

SITTING ROOM

16'2" x 7'10" (4.93m x 2.39m)

LOUNGE

13'7" x 12'5" (4.14m x 3.78m)

KITCHEN/DINING ROOM

19'11" x 7'2" (6.07m x 2.18m)

DINING ROOM

10'5" x 8'4" (3.18m x 2.54m)

CONSERVATORY

11'4" x 8'10" (3.45m x 2.69m)

LANDING

BEDROOM ONE

18'2" x 11'10" (5.54m x 3.61m)

ENSUITE

6'3" x 5'10" (1.93m x 1.80m)

BEDROOM TWO

13'5" x 8'7" (4.09m x 2.64m)

BEDROOM THREE

9'3" x 9'1" (2.82m x 2.79m)

BEDROOM FOUR

7'3" x 6'7" (2.21m x 2.03m)

SHOWER ROOM

9'4" x 6'2" (2.87m x 1.88m)

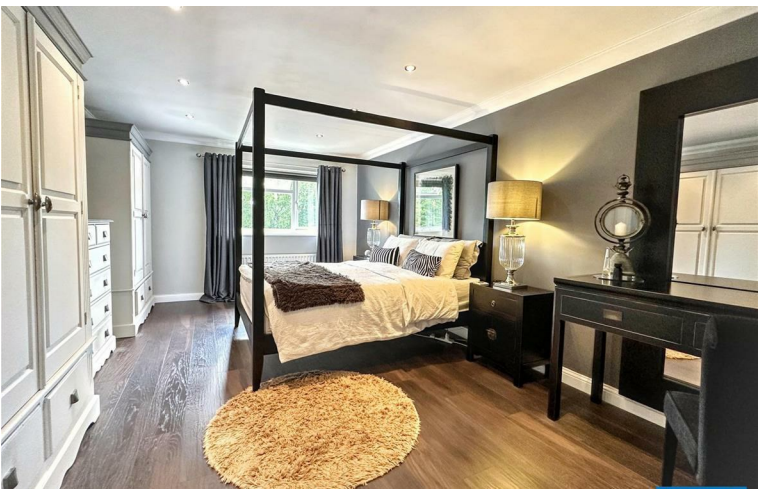
LOFT ROOM

15'2" x 11'5" (4.62m x 3.48m)

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.



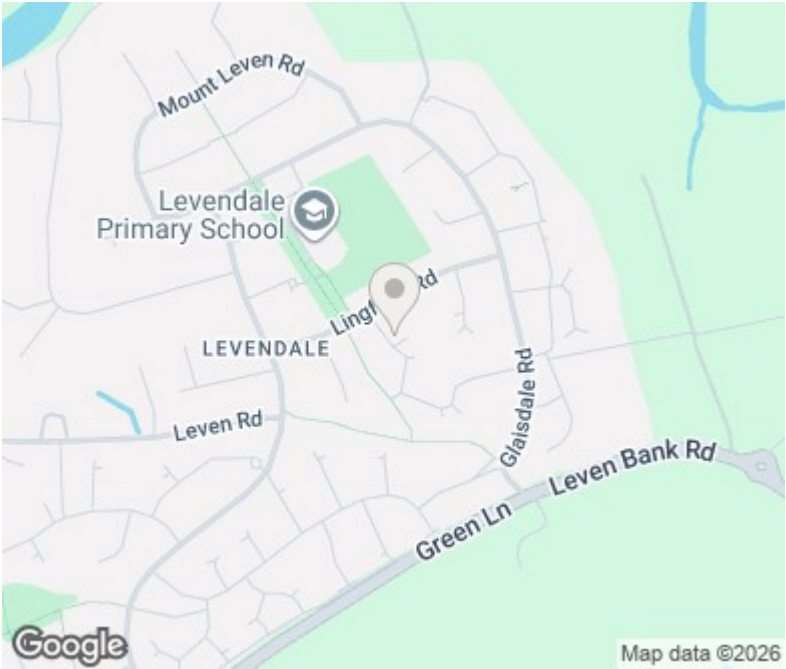
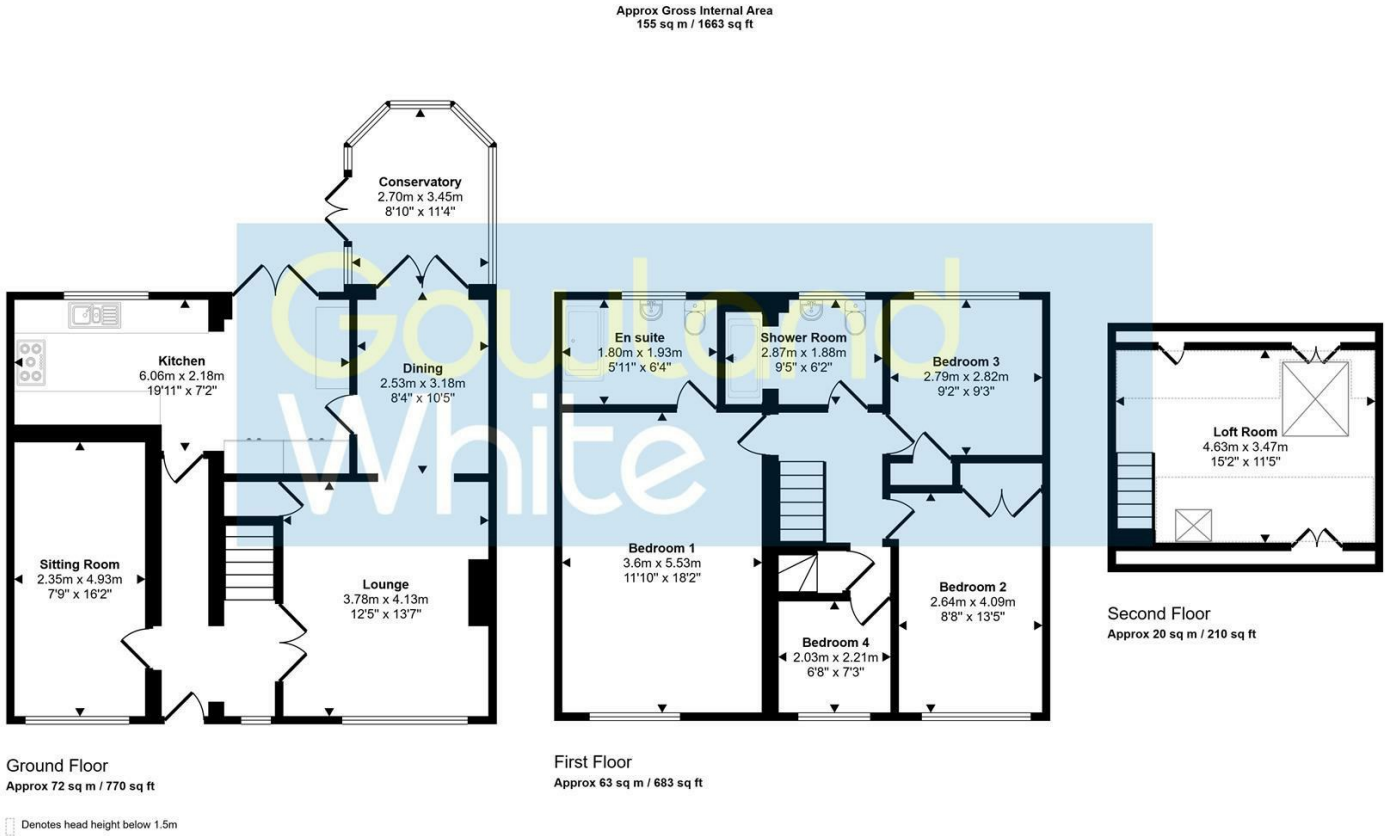


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

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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