GowlandWhite

Holly Pond Court, Yarm, TS15 9FU

An excellent three bedroom detached property on the sought-after Morley Carr Farm development. Constructed by Taylor Wimpey around 2021, and still under NHBC warranty, this family home is nicely positioned within a block paved cul-de-sac.

The stylish accommodation briefly includes an entrance hall, large cloaks/wc, lounge with double French doors out to the rear garden and a formal dining room on the ground floor. Upstairs is a master bedroom with en-suite shower room and two further bedrooms plus the family bathroom featuring a shower over the bath.

Externally to the front you will find an attractive garden with lawn and a young tree plus the double width drive, edged by laurel hedging. The excellent sized, south-west facing, rear garden features a substantial lawn, large paved patio and an outside tap.

Perfectly positioned for a short drive or even a stroll into Yarm High Street with its popular shops, bars and restaurants, and just a five minute drive to Yarm rail station. Highly regarded schools including Conyers Secondary School are nearby.

£275,000

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HALL

LOUNGE
14' x 10'5" (4.27m x 3.18m)

KITCHEN
9'8" x 9'6" (2.95m x 2.90m)

DINING ROOM
10'1" x 8'7" (3.07m x 2.62m)

DOWNSTAIRS WC
8'6" x 3'7" (2.59m x 1.09m)

LANDING

BEDROOM ONE
13'6" x 10'5" (4.11m x 3.18m)

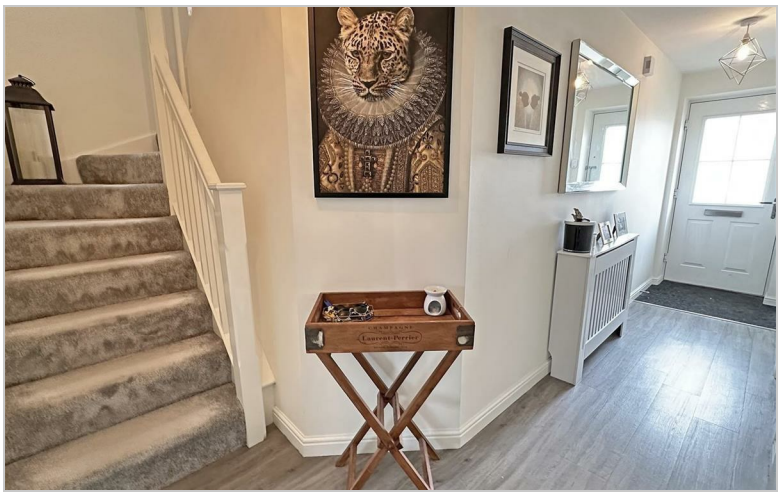
ENSUITE
6'8" x 5' (2.03m x 1.52m)

BEDROOM TWO
11'7" x 9'8" (3.53m x 2.95m)

BEDROOM THREE
9'8" x 8'9" (2.95m x 2.67m)

BATHROOM
8'4" x 6'9" (2.54m x 2.06m)

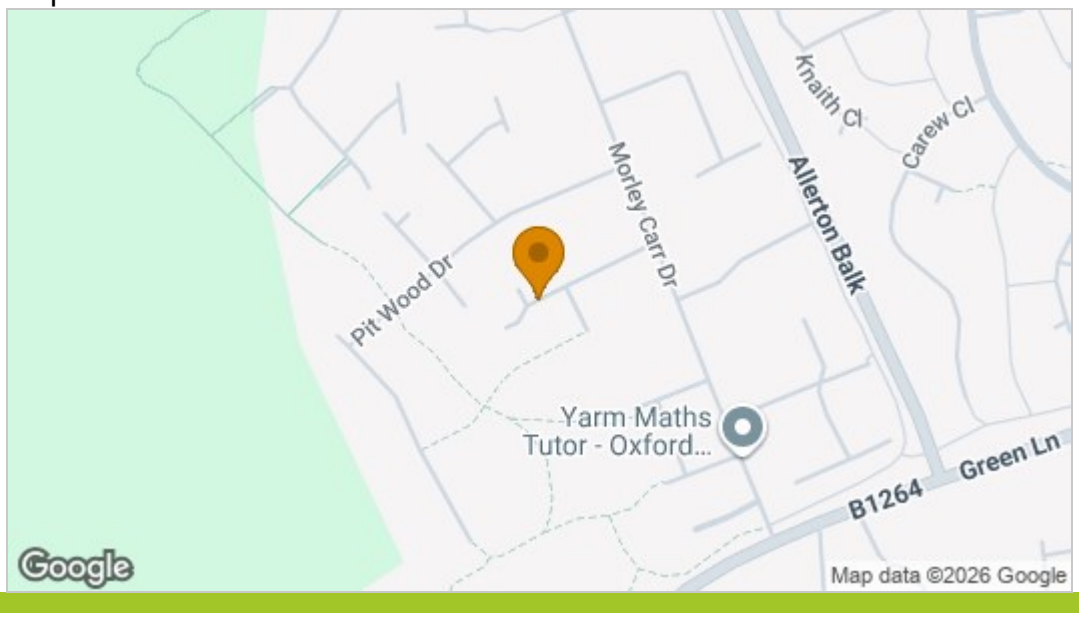
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



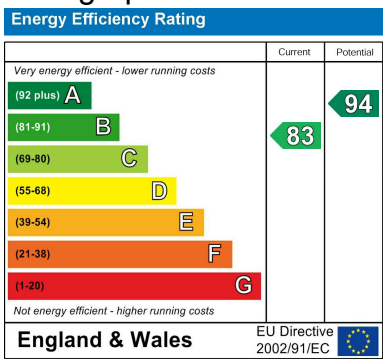
Relax

Relax

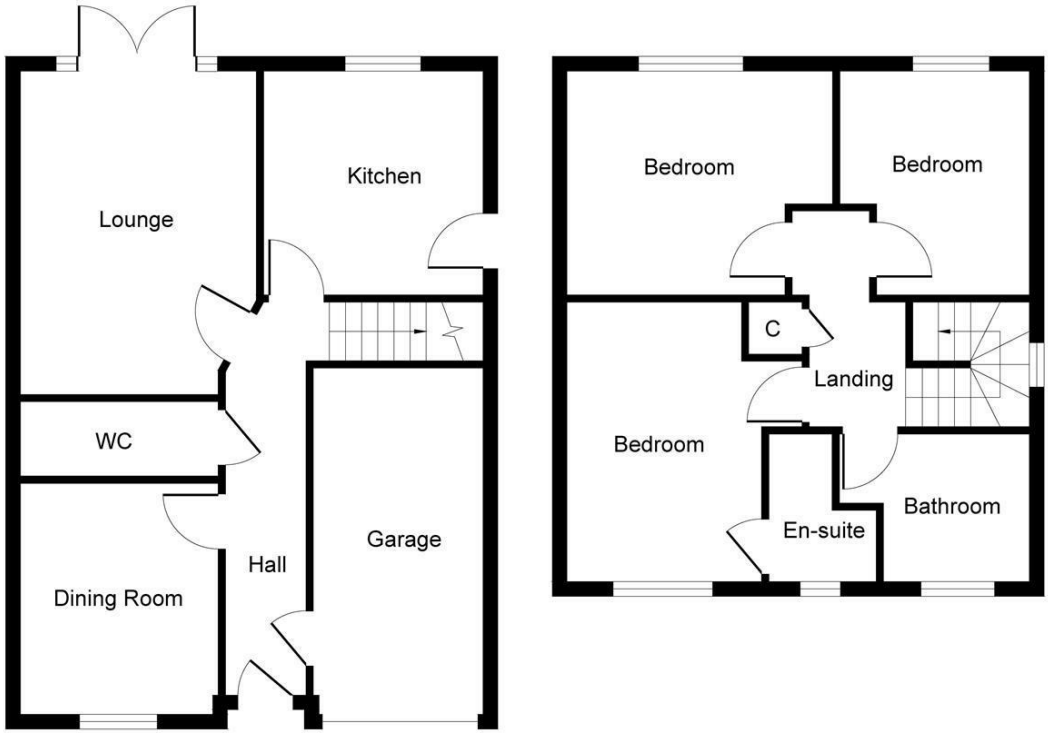
Map



EPC graph



Floor Plan



Ground Floor **First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

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

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101 High Street, Yarm, TS15 9BB
Tel: 01642 248248 Email: yarm@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/