

HUGILL CLOSE, YARM, TS15 9SS



- ▲ An Impressive Four Bedroom Detached Family Home with Gardens to Three Sides, Driveway/Off Street Parking & DOUBLE GARAGE
- ▲ Occupying A Pleasant Corner Plot at The End of a Cul-De-Sac of Detached Homes
- ▲ Located At the Edge of The Popular Leven Park Development in Yarm, Close to Highly Regarded Junior & Secondary Schooling
- ▲ L' Shaped Lounge with Separate Dining Room
- ▲ Kitchen with A Good Range of Fitted Units, Built-In Oven & Hob & Integrated Fridge
- ▲ Double Glazed Conservatory with Double Doors Opening Directly to The Rear Garden
- ▲ Four Bedrooms with The Master Having an En-Suite Shower Room
- ▲ Family Bathroom with Modern White Three Piece Suite & Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System & Double Glazing

£360,000

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Located at the edge of the popular Leven Park development in Yarm, close to highly regarded junior and secondary schooling and occupying a pleasant corner plot at the end of a cul-de-sac of detached homes, an impressive four bedroom detached family home with gardens to three sides, driveway/off street parking and double garage.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE - 5.72m (18'9") reducing to 4.01m (13'2") x 5.15m (16'11")

CONSERVATORY - 3.75m x 3.45m (12'4" x 11'4")

DINING ROOM - 4.56m (15') reducing to 3.51m (11'6") x 2.78m (9'1")

KITCHEN - 3.51m x 2.81m (11'6" x 9'3")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.32m (14'2") reducing to 3.31m (10'10") x 3.10m (10'2")
Fitted wardrobes.

EN-SUITE SHOWER ROOM

BEDROOM TWO - 4.33m x 2.57m (14'2" x 8'5")

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BEDROOM THREE - 3.55m (11'8") reducing to 2.97m (9'9") x 3.08m (10'1")

BEDROOM FOUR - 2.59m x 2.57m (8'6" x 8'5")

BATHROOM - 2.38m x 2.10m (7'10" x 6'11")

EXTERNALLY

GARDENS & DOUBLE GARAGE

The property sits upon a corner plot at the end of a cul-de-sac. To the front there is a lawned garden with hedged boundary. To the side there is a generous gravelled area providing off street parking and leading to the double garage with two up and over doors, power points and lighting. The rear garden has been adapted for easy maintenance, with an astro turf lawned gardens, ornamental gravelled sections and seating area.

AGENTS REF: - DC/LS/YAR240308/28082024

Council Tax Band: D **Tenure:** Freehold

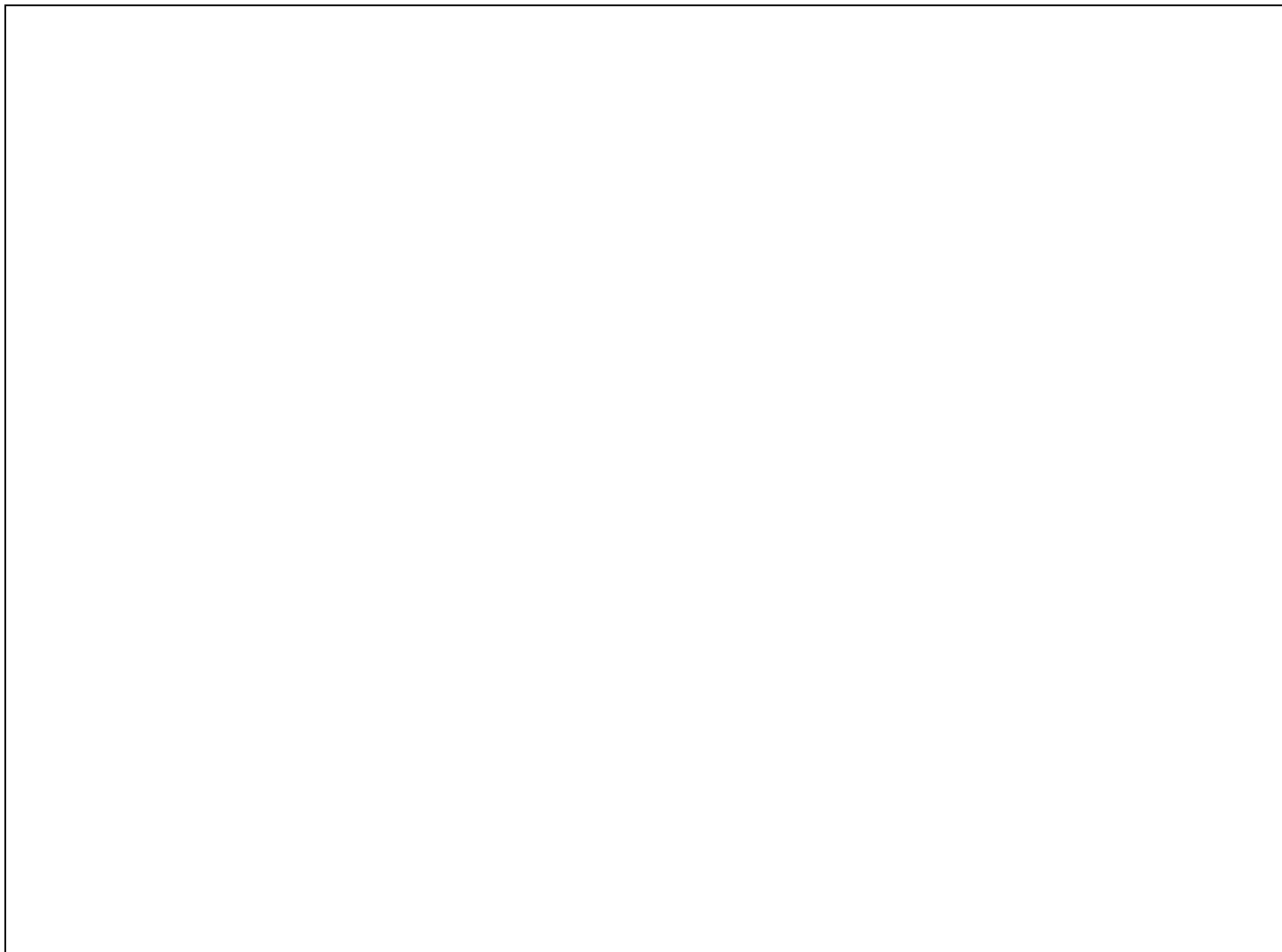
TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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