



**Thirsk Road, TS15 9HE**  
**4 Bed - House - Detached**  
**£475,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: E**



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ESTATE AGENTS

# Thirsk Road Yarm TS15 9HE

Situated within the highly sought-after market town of Yarm, this impressive four-bedroom detached home occupies a delightful plot and is just a short stroll from the historic High Street, renowned for its independent shops, cafés, and restaurants.

Upon entering the property, you are welcomed by a spacious and bright entrance hallway leading into a cosy and inviting lounge. To the rear, a separate dining room features sliding doors that open out onto a beautifully maintained, south-facing garden—offering a high degree of privacy and not overlooked, perfect for relaxing or entertaining.

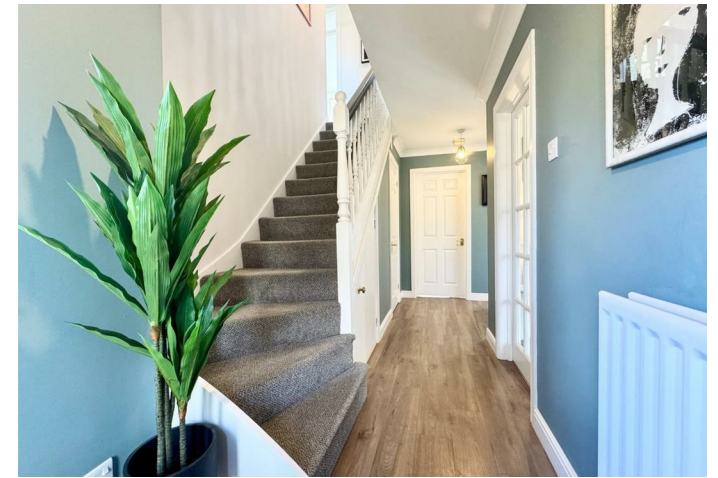
The contemporary kitchen is thoughtfully designed and fully equipped with integrated appliances, including a fridge/freezer, dishwasher, dual oven, and electric induction hob. The space flows seamlessly into a breakfast bar area and continues into a stunning, large conservatory, providing an abundance of natural light and superb views over the private garden. A modern ground floor W/C completes the downstairs accommodation.

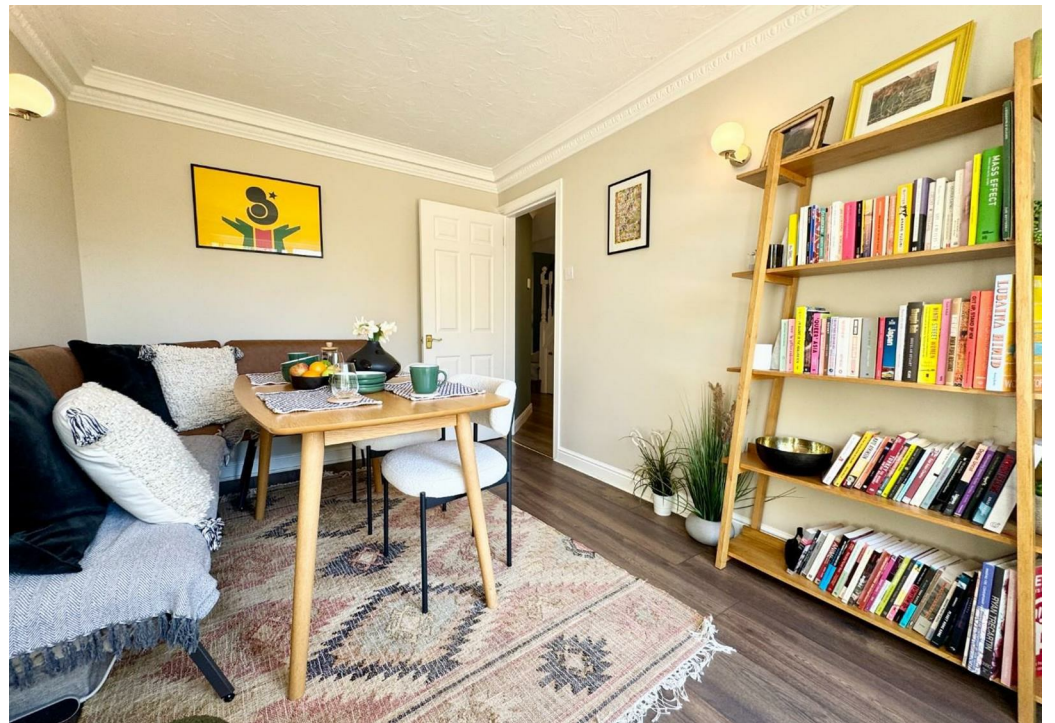
To the first floor, the property boasts four generously sized bedrooms. The master bedroom benefits from a stylish en-suite, while the remaining bedrooms are served by a well-appointed family bathroom featuring a bath with overhead shower.

Immaculately decorated throughout, this home is truly turnkey ready, ideal for buyers looking to move straight in with minimal effort.

Externally, the property offers a large driveway providing off-street parking for multiple vehicles, along with a single garage and the added convenience of an EV charger, making it perfect for modern living. Conveniently located close to highly regarded schools, local amenities, and excellent transport links to the A19, this home perfectly combines comfort, style, and practicality.

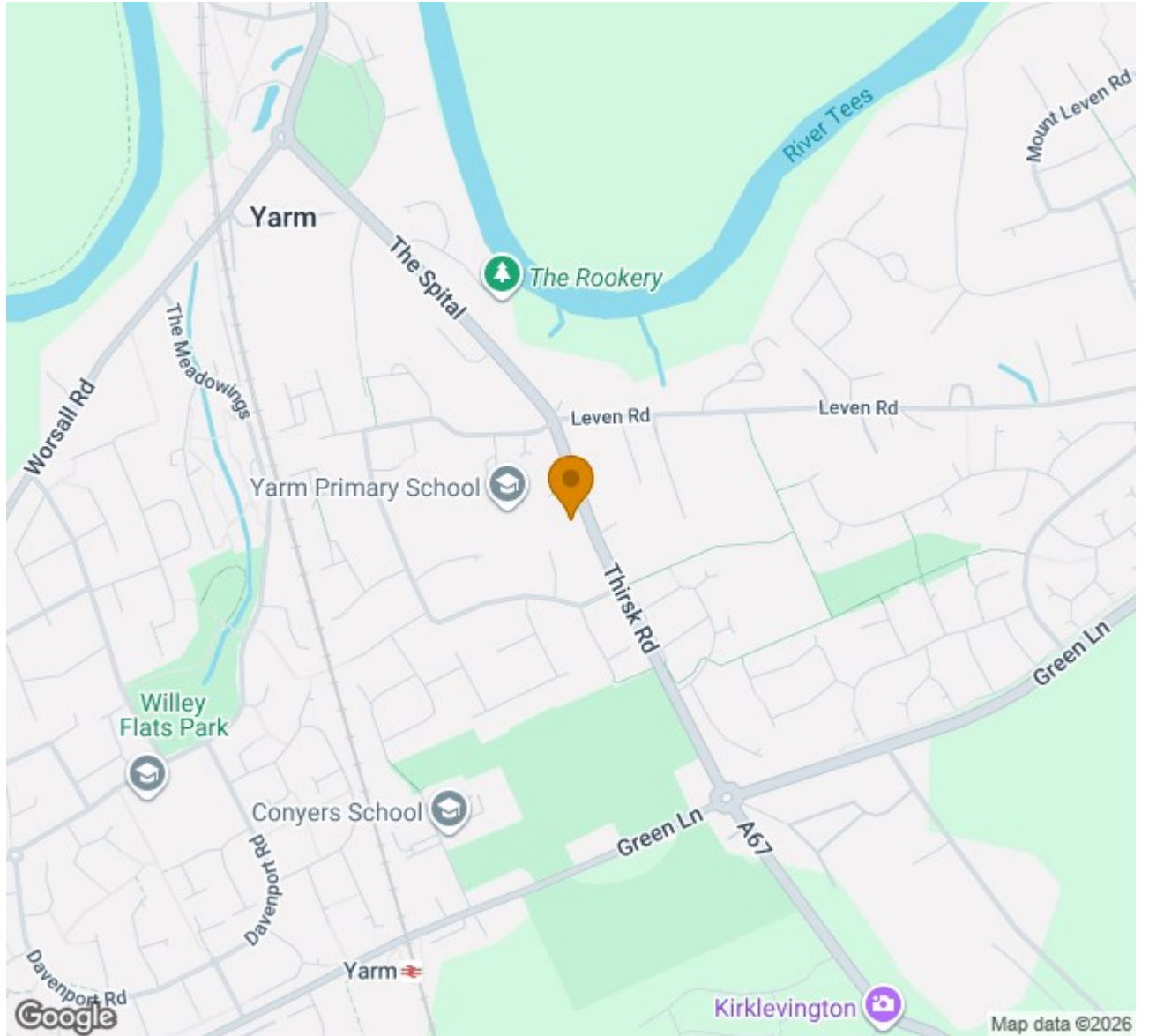
Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK















For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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