



Gowland
White

West Street, Yarm, TS15 9BT

Set on West Street, on an impressive plot of around 0.41 acres, this detached three bedroom bungalow offers generous proportions, superb privacy and excellent potential for modernisation. Occupying a raised position, the property enjoys far reaching views and a West facing rear garden leading down towards the river, and formal lawned areas and a lovely outlook. Offered for sale with no onward chain.

A porch opens into a notably large hall, the lounge is a substantial room with three windows, including a large rear aspect that brings in plenty of natural light. The kitchen/dining room is equally generous, offering a sociable layout with access to a walk in pantry. To the rear, a sunroom provides an additional seating area and a door out to the garden. The bungalow includes a bathroom, a separate WC and three bedrooms, with the main bedroom featuring fitted wardrobes. It presents exciting potential for further development, particularly within the existing loft space, which already benefits from a window, subject to obtaining the necessary consents.

Externally, the property benefits from a long driveway with ample parking for several vehicles and a turning area. To the side sits a garage with an adjoining workshop/store, offering useful space. The private rear garden is well screened by mature shrubs, creating a secluded setting. A particular highlight is the generous plot, which extends all the way down to the river, with a gate providing direct access onto the riverside path.

West Street runs parallel with Yarm's historic cobbled High Street, placing the property just a stone's throw from shops, cafes, bars and an excellent choice of restaurants. For ease of commuting, both Yarm and Eaglescliffe train stations are within easy reach, offering direct connections across the region.

A rare opportunity to secure a sizeable property in one of Yarm's most desirable streets, ready for updating and offering exceptional space both inside and out.

£650,000



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PORCH

HALLWAY

18'5" x 12'1" (5.61m x 3.68m)

LOUNGE

18'6" x 22' (5.64m x 6.71m)

KITCHEN/DINING ROOM

19'9" x 14'9" (6.02m x 4.50m)

PANTRY

8'4" x 3'8" (2.54m x 1.12m)

SUN ROOM

14'2" x 6'3" (4.32m x 1.91m)

BEDROOM ONE

15'5" x 12'5" (4.70m x 3.78m)

BEDROOM TWO

12'4" x 11'11" (3.76m x 3.63m)

BEDROOM THREE

8'7" x 7'7" (2.62m x 2.31m)

BATHROOM

8'6" x 8'4" (2.59m x 2.54m)

SEPARATE WC

8'4" x 2'11" (2.54m x 0.89m)

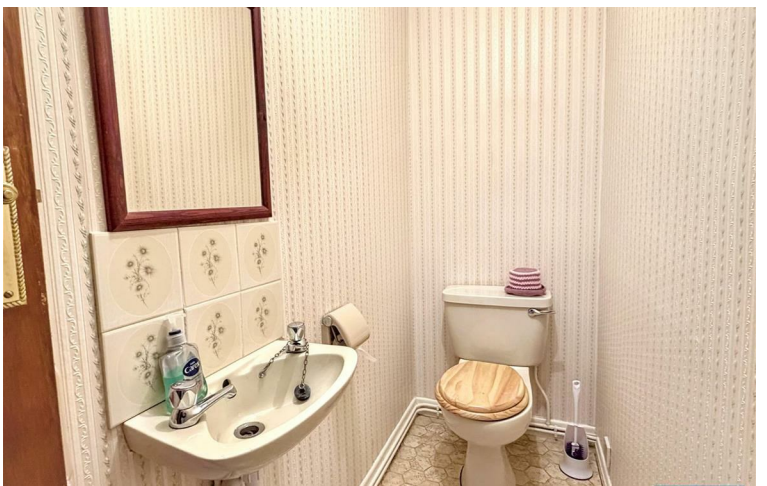
SINGLE GARAGE

13'7" x 9'7" (4.14m x 2.92m)

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.





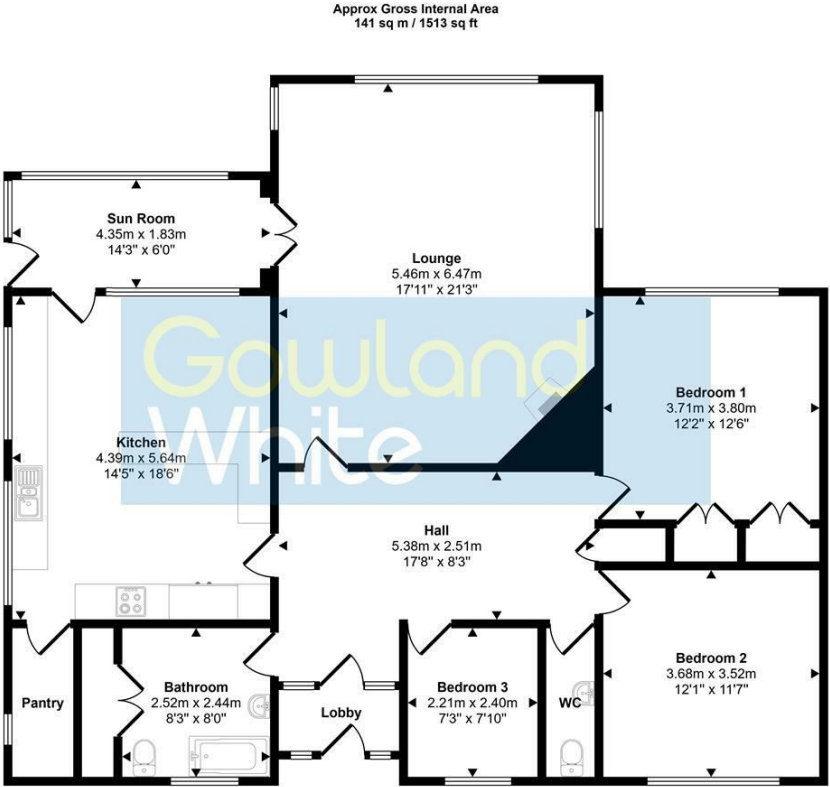
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Tel: 01642 248248



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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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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