



14 Tindale Close, Yarm
£249,995





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Occupying a surprisingly generous corner plot within a small cul-de-sac of detached properties, an impressive three bedroom family home, offering considerable scope for extension subject to the necessary planning consents with delightful gardens to three sides, block paved driveway, single garage and purpose built garden room/outdoor office.

- Occupying a surprisingly generous corner plot within a small cul-de-sac of detached properties
- An impressive three bedroom family home, offering considerable scope for extension subject to the necessary planning consents
- With delightful gardens to three sides, block paved driveway with car charger, single garage and purpose built garden room/outdoor office
- Spacious lounge with double glazed French doors to the rear garden and separate dining room
- Kitchen with an excellent range of fitted units, built-in oven, five ring gas hob, integrated fridge and washing machine
- Three first floor bedrooms
- Bathroom with white three piece suite
- Gas central heating system and double glazing
- Sought after location close to highly regarded junior and secondary schooling, shopping facilities and Yarm Railway Station

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





GROUND FLOOR

Entrance Hall

Lounge 16' 10" x 10' 4" (5.12m x 3.15m)

Dining Room 11' 5" x 8' 5" (3.49m x 2.57m)

Kitchen 11' 9" x 12' 6" (3.59m x 3.80m)

FIRST FLOOR

Landing

Bedroom One 10' 5" x 9' 7" (3.18m x 2.93m)

Fitted wardrobes.

Bedroom Two 9' 8" x 8' 8" (2.94m x 2.65m)

Bedroom Three 7' 6" x 7' 1" (2.28m x 2.15m)

Bathroom 6' 9" x 5' 6" (2.07m x 1.67m)

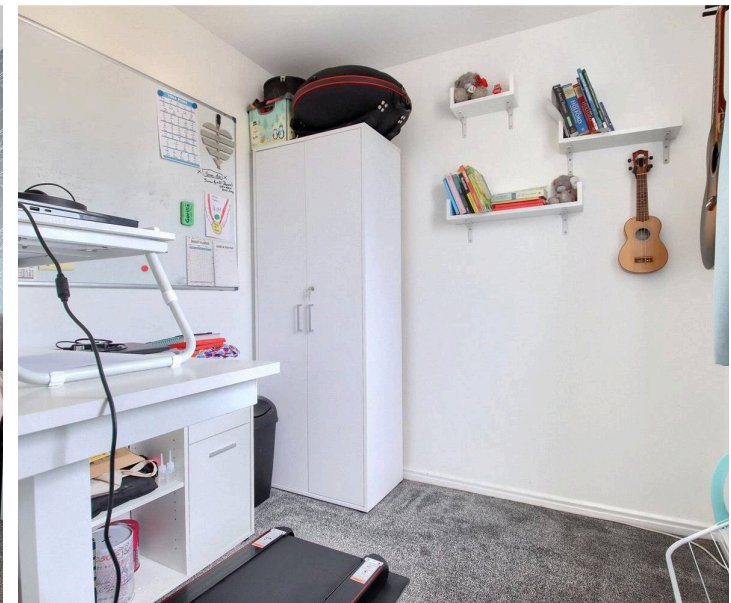
EXTERNALLY

Gardens & Garage

Generous lawned front garden with a block paved driveway with car charger providing off street parking and continuing on to the single garage with up and over door, power points and lighting. To the rear there is a surprisingly generous enclosed garden which continues to the side, being mainly laid to lawn with gravelled areas, a decked seating area, block paved paths and patio area.

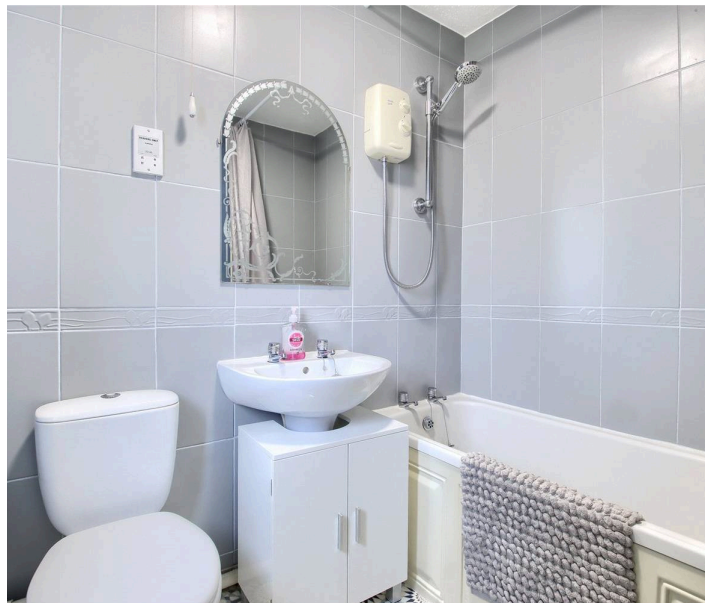
Garden Room/Outdoor Office 12' 6" x 10' 10" (3.80m x 3.29m)

In addition, there is an impressive, purpose built garden room/outdoor office with two double glazed windows, double glazed French doors, power points and lighting.



Buyers Identification Check(s)

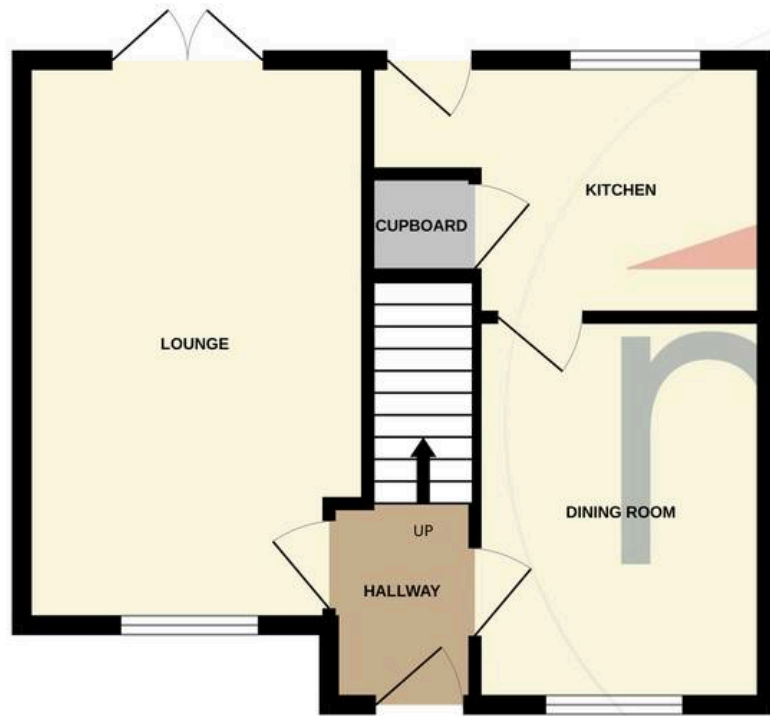
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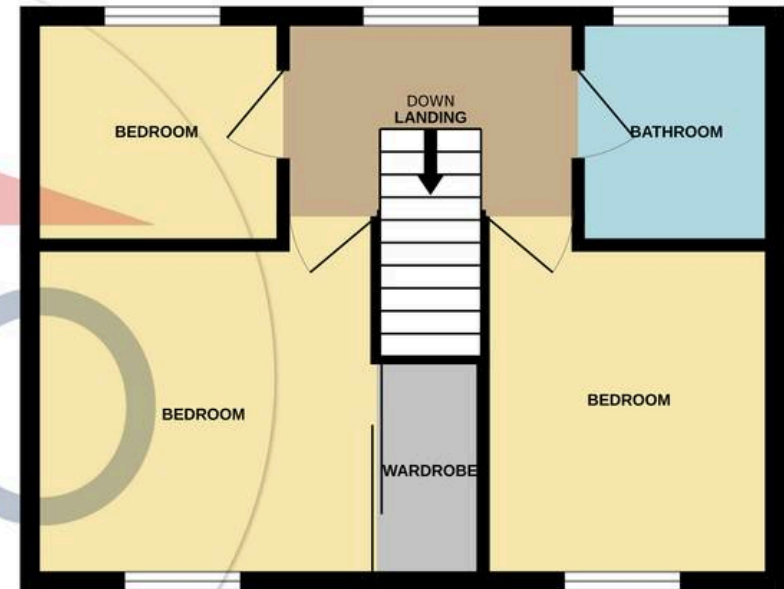


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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