GowlandWhite



Lord Nelsons Yard, Yarm, TS15 9BP

Tucked away within a secluded setting in the heart of Yarm, this stunning end-terrace cottage is a truly rare opportunity. Accessed via a charming arched entrance directly from the vibrant High Street, the property is one of only four exclusive cottages, perfectly positioned to enjoy Yarm's renowned selection of boutique shops, stylish bars and restaurants.

Offered to the market with no onward chain, this beautifully renovated home seamlessly combines timeless character with exceptional contemporary finishes. Located within a sought-after conservation area, the property has undergone a comprehensive transformation ensuring the home is as practical as it is beautiful.

The spacious and immaculately presented ground floor is gas centrally heated and begins with a generous lounge, creating the perfect space for relaxing or entertaining. To the rear, the breathtaking newly fitted kitchen has been thoughtfully designed to an exceptional standard, featuring luxurious quartz worktops, an integrated five-ring gas hob, double oven, fridge freezer, dishwasher, classic Belfast sink, and a stylish peninsula breakfast bar. Completing the ground floor is a useful utility area and convenient WC.

To the first floor, the property continues to impress with three well proportioned bedrooms and an impressive newly installed family bathroom, complete with shower over bath and elegant brass fittings that add a touch of luxury.

Externally, the rendered cottage enjoys a delightful south facing front garden, offering the perfect sun-soaked spot for morning coffee, summer evenings, or simply unwinding outdoors.

This property is one not to miss!

£280,000

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LOUNGE
16'6" x 12'11" (5.03m x 3.94m)

KITCHEN
13'11" x 13'3" (4.24m x 4.04m)

UTILITY ROOM
4'7" x 3'4" (1.40m x 1.02m)

DOWNSTAIRS WC
4'7" x 3'4" (1.40m x 1.02m)

LANDING

BEDROOM ONE
15'8" x 8'1" (4.78m x 2.46m)

BEDROOM TWO
13' x 8' (3.96m x 2.44m)

BEDROOM THREE
10'9" x 6'6" (3.28m x 1.98m)

BATHROOM
9'9" x 7'2" (2.97m x 2.18m)

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.







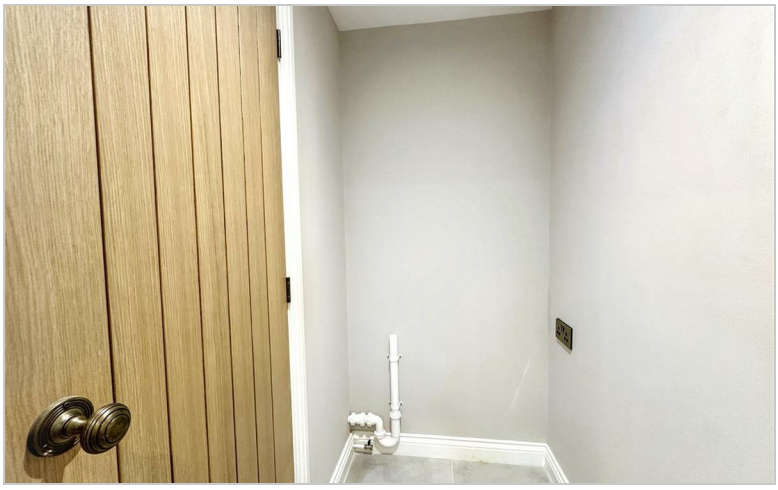


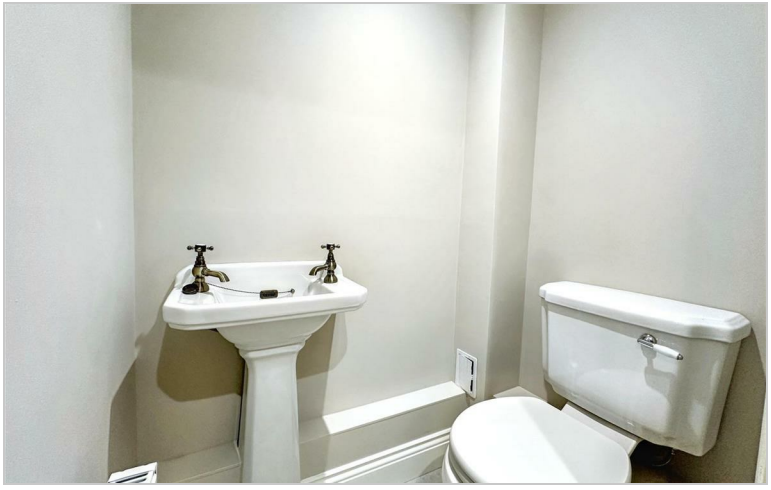












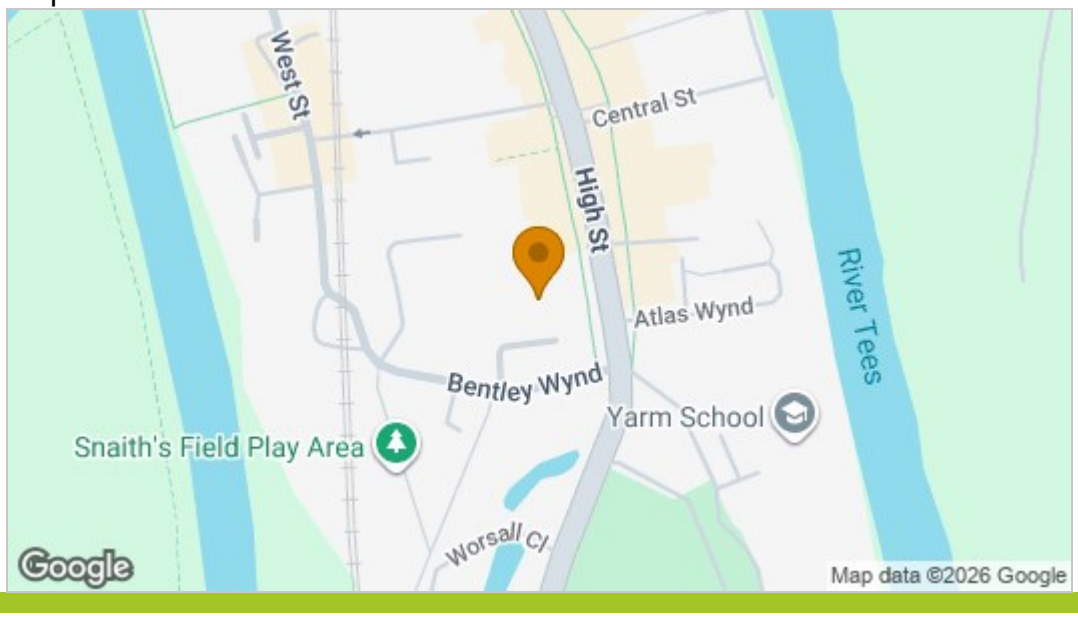




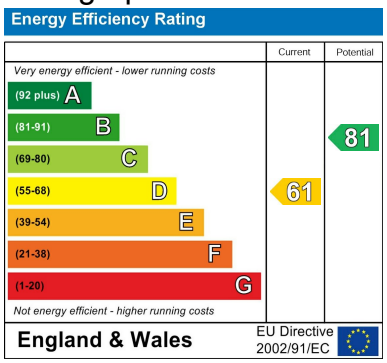




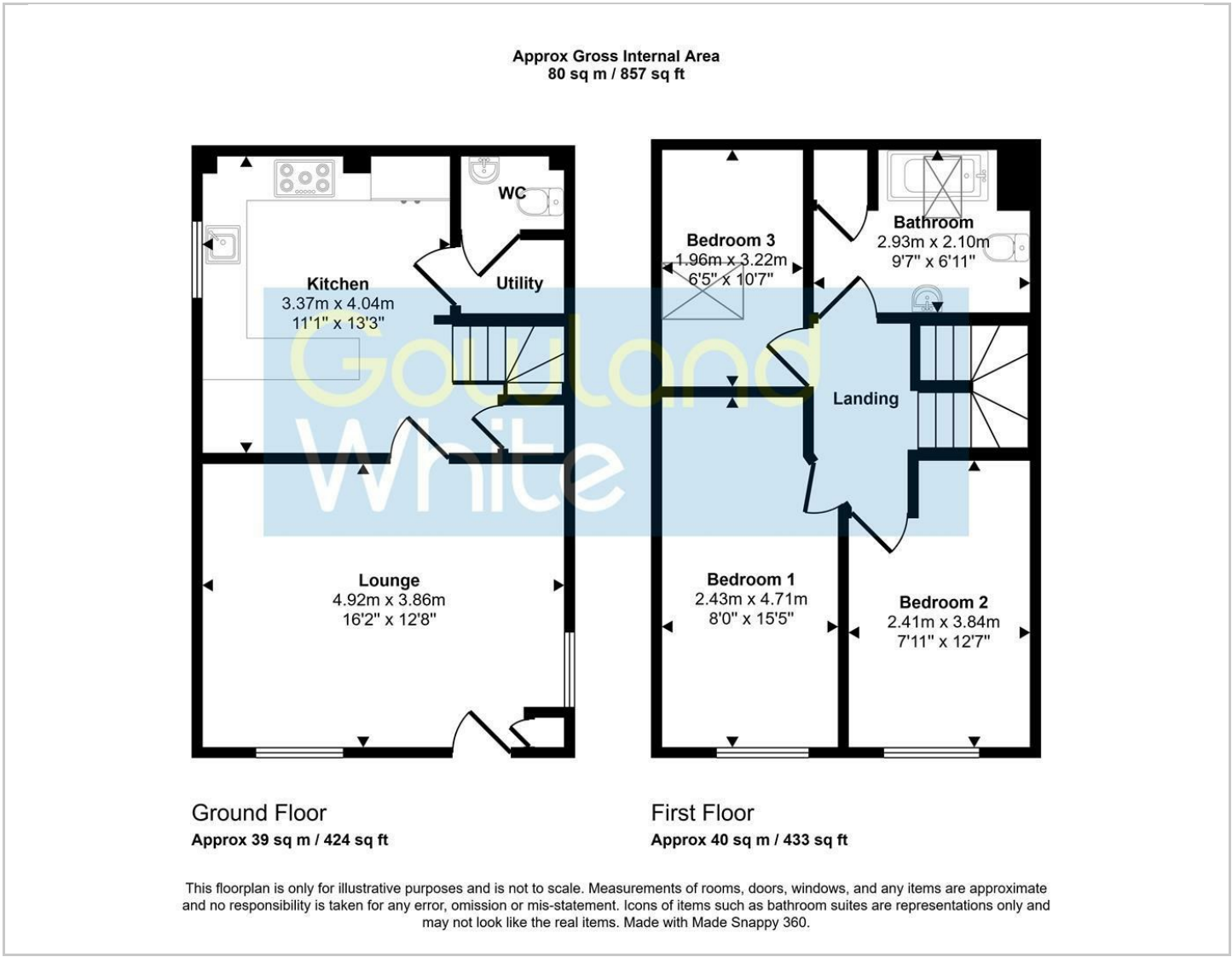
Map



EPC graph



Floor Plan



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/