



Blackfriars, Yarm, TS15 9HG

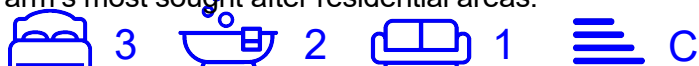
****SOLD WITHIN 14 DAYS**** This extended four bedroom link-detached home is situated on the ever popular Spitalfields development, just a short stroll from the vibrant Yarm High Street with its boutique shops, cafés, bars and riverside walks. Offering spacious accommodation, the property is ideal for family living and benefits from gas central heating operated via a Hive system, double glazing throughout and a fitted security alarm for added peace of mind.

The welcoming hallway leads into a generous lounge and dining area, creating a comfortable space for both relaxing and entertaining. The kitchen is well equipped with a range of units and includes all appliances, with French doors opening through to the rear garden. The garden room provides bright airy additional seating or family space with French doors and Velux roof lights.

To the first floor there is a modern family bathroom fitted with a power shower over the bath and three good size bedrooms. Bedroom one currently enjoys access to an ensuite and dressing area, which was originally the fourth bedroom and could easily be reinstated to create a separate fourth bedroom if required, offering flexibility to suit a growing family or those working from home.

Externally, the property features a lawned front garden with a gravelled driveway providing parking for two vehicles. A carport leads through to the garage, while the rear garden is mainly laid to lawn with attractive gravelled seating areas, offering a pleasant and private space to relax and unwind. This is a fantastic opportunity to acquire a well located and adaptable family home in one of Yarm's most sought after residential areas.

£330,000



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HALL

LOUNGE/DINING ROOM

20'6" x 13'10" (6.25m x 4.22m)

KITCHEN

12'3" x 11'3" (3.73m x 3.43m)

GARDEN ROOM

14'10" x 7'11" (4.52m x 2.41m)

LANDING

BEDROOM ONE

16'1" x 11'3" (4.90m x 3.43m)

BEDROOM TWO

13'9" x 8'10" (4.19m x 2.69m)

BEDROOM THREE

9'6" x 8'10" (2.90m x 2.69m)

DRESSING ROOM/BATHROOM

11'3" x 9'4" (3.43m x 2.84m)

BATHROOM

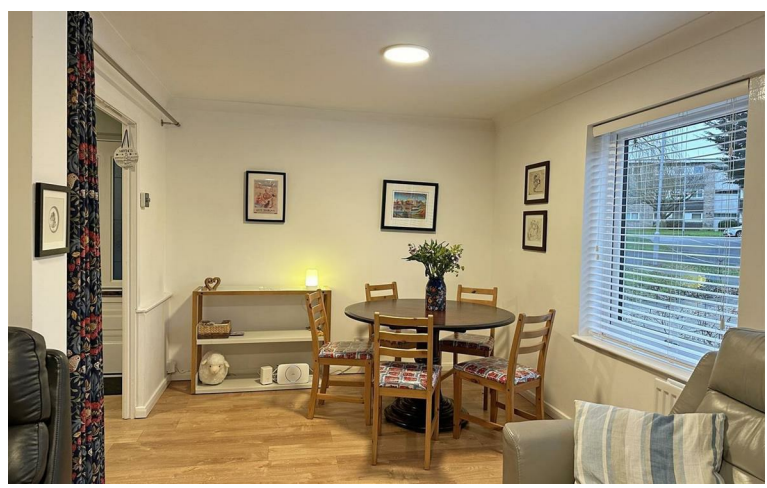
8'9" x 5'5" (2.67m x 1.65m)

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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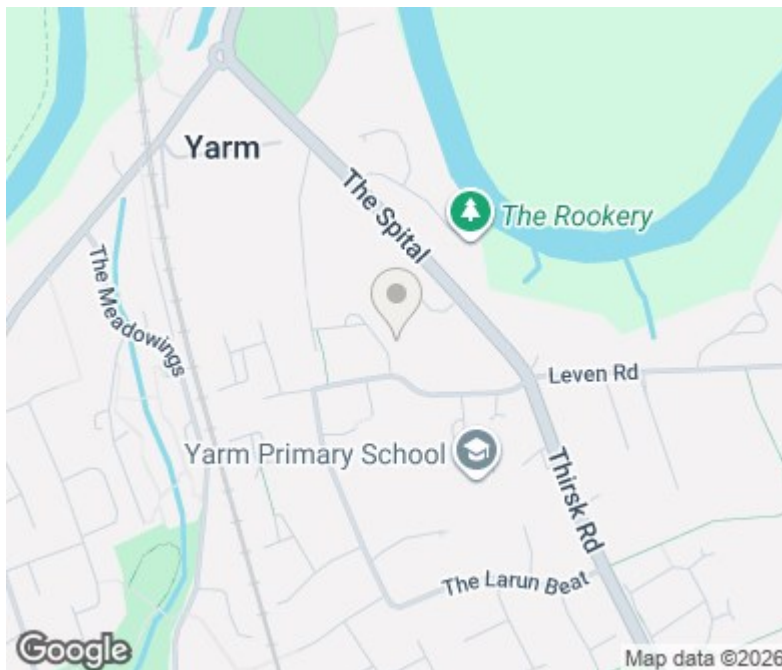




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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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.

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