GowlandWhite



The Larun Beat, Yarm, TS15 9HP

Offered for sale with no onward chain, this detached family home enjoys a cul-de-sac position on the ever popular Spitalfields estate in Yarm. With generous living space, four bedrooms and a location that places you within easy reach of well performing primary and secondary schools, the medical centre, Yarm train station and the vibrant high street, it presents an appealing opportunity for a wide range of buyers.

The ground floor offers a practical and comfortable layout, beginning with an entrance hall and a handy WC. The lounge, complete with a fireplace, flows through to the dining room where patio doors open directly onto the rear garden. The kitchen provides integrated appliances including fridge freezer, washing machine, oven and hob, along with a rear door for easy access outside.
Upstairs, all four bedrooms are a good size, with two featuring fitted wardrobes that offer excellent storage. The family bathroom includes a shower over the bath.

Externally, the home benefits from a concrete print driveway to the front leading to the garage, providing good off-street parking. The rear garden enjoys a good level of privacy, with a lawn and patio creating a welcoming outdoor space.

With its cul-de-sac setting, generous accommodation and close proximity to Yarm's many attractions and amenities, this is a home that is sure to appeal. Early viewing is strongly recommended.

Offers In The Region Of £285,000

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HALLWAY

LOUNGE/DINING ROOM
29'5" x 11'7" (8.97m x 3.53m)

KITCHEN
7'10" x 10'8" (2.39m x 3.25m)

DOWNSTAIRS WC
7'5" x 3'1" (2.26m x 0.94m)

LANDING

BEDROOM ONE
15'7" x 11'8" (4.75m x 3.56m)

BEDROOM TWO
11'9" x 10'11" (3.58m x 3.33m)

BEDROOM THREE
12' x 8'2" (3.66m x 2.49m)

BEDROOM FOUR
12' x 8' (3.66m x 2.44m)

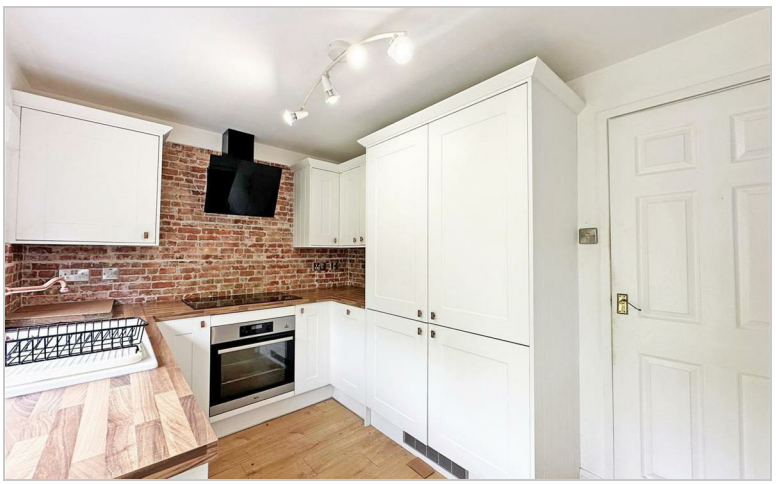
BATHROOM
6'10" x 6'2" (2.08m x 1.88m)

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.



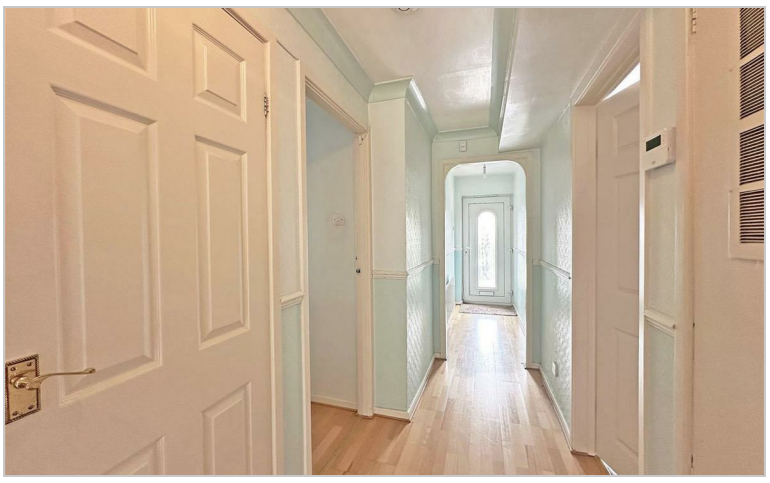










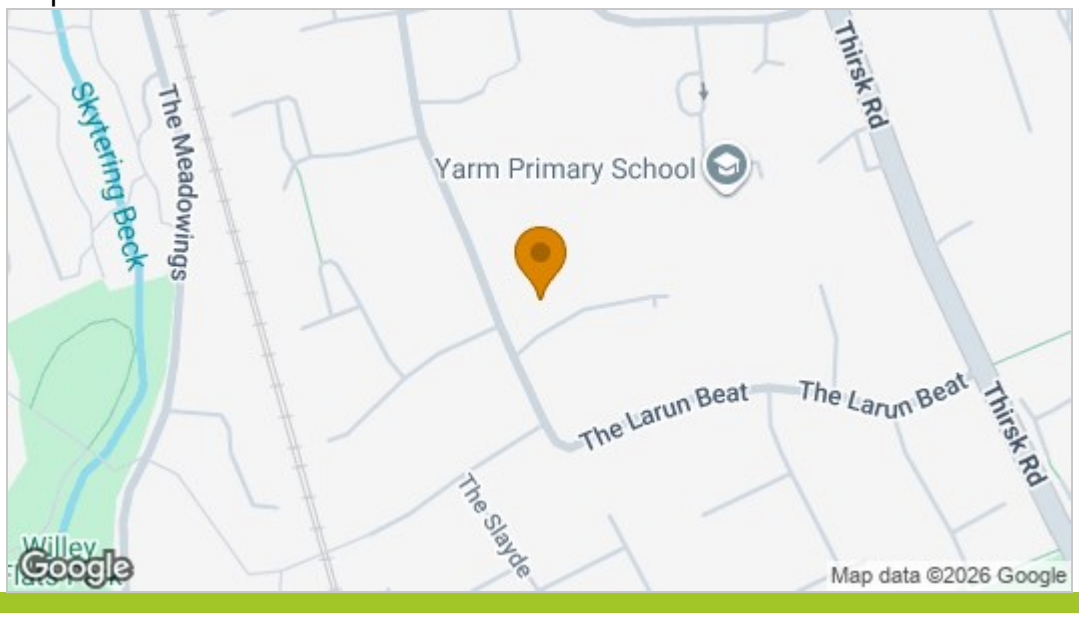





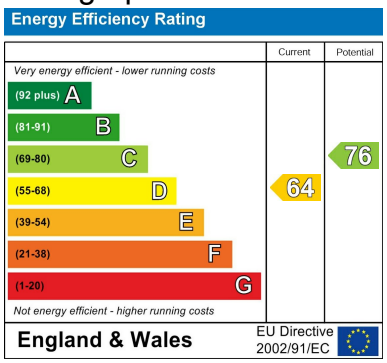




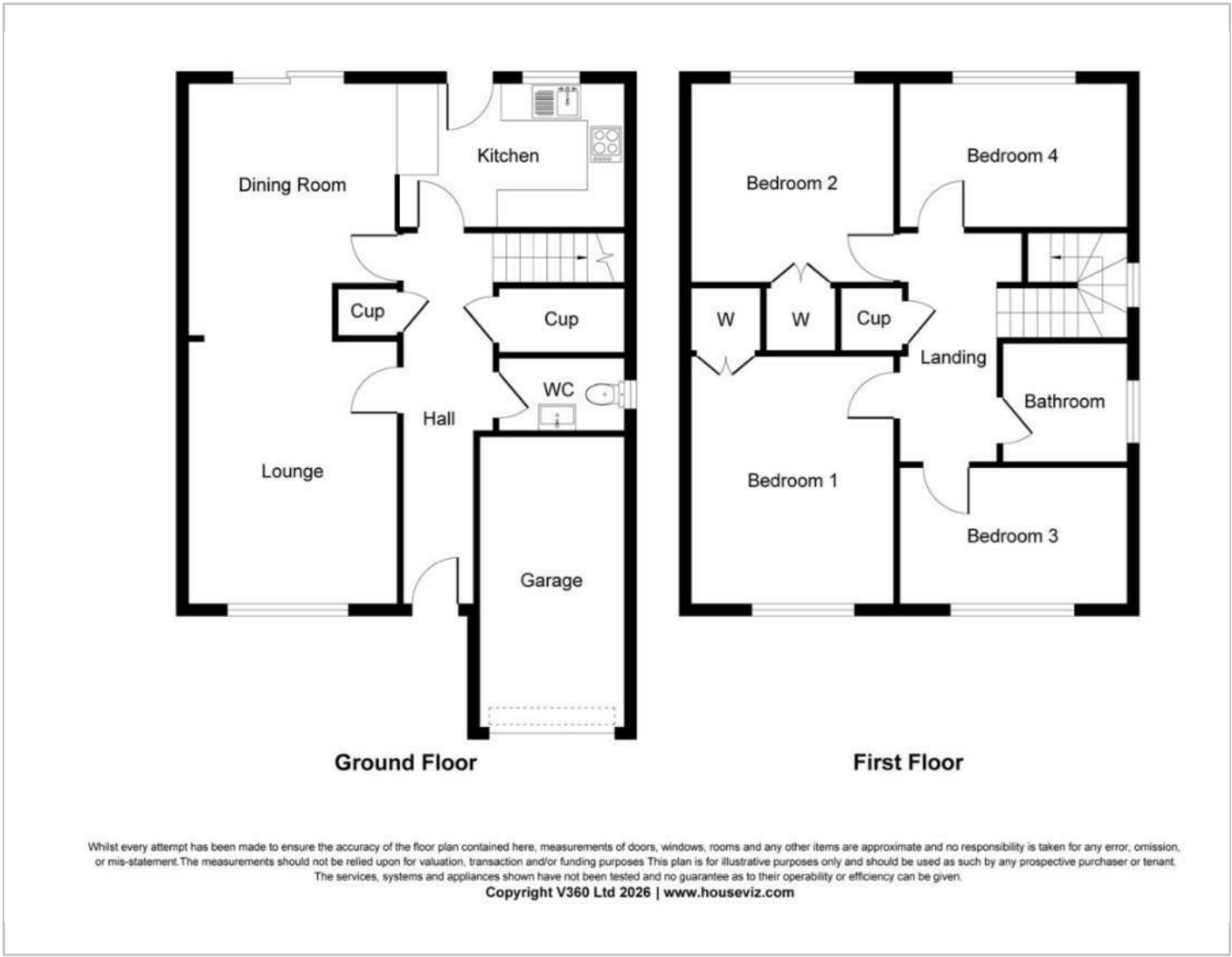
Map



EPC graph



Floor Plan



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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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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