GowlandWhite



Low Church Wynd, Yarm, TS15 9BA

A beautifully presented four bedroom end of terrace town house, occupying a prime central position in the heart of Yarm. Offering accommodation arranged over three floors, a private enclosed courtyard garden, detached garage and off-road parking.

Situated just off Yarm High Street, the property is perfectly placed to enjoy the excellent range of independent shops, restaurants, bars and cafes. The picturesque riverside and surrounding walks are also close by, together with highly regarded schooling, making this an exceptionally convenient location for a wide range of buyers.

The accommodation briefly comprises a welcoming reception hall with useful storage cupboards and a rear door leading directly to the garden. Also on the ground floor is a versatile bedroom/study, a well-proportioned double bedroom and a modern shower room.

To the first floor is a particularly impressive light and airy open plan lounge/dining room, providing a generous and sociable space for both everyday living and entertaining. This leads into the tasteful and contemporary kitchen, which enjoys a good range of fitted units and integrated appliances, with the range cooker included in the sale. A landing area provides access to the second floor. The second floor comprises two further bedrooms, together with a modern family bathroom incorporating a shower over the bath. Useful storage cupboards are also provided to the landing.

Externally, the property benefits from a private enclosed courtyard garden with a patio and lighting, providing an attractive, low-maintenance space for outdoor seating, entertaining and enjoying the warmer months.

A major advantage of this property is the detached garage and parking. This is a highly desirable feature for a home occupying such a central Yarm position.

Offers Over £290,000

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HALLWAY

BEDROOM FOUR/STUDY
9'4" x 7'8" (2.87m x 2.36m)

BEDROOM THREE
13'4" x 7'9" (4.06m x 2.36m)

SHOWER ROOM
6'4" x 5'9" (1.93m x 1.75m)

LANDING

LOUNGE/DINING ROOM
17'7" x 13'3" (5.38m x 4.06m)

KITCHEN
9'3" x 7'8" (2.82m x 2.36m)

LANDING

BEDROOM ONE
14'2" x 9'4" (4.32m x 2.87m)

BEDROOM TWO
13'3" x 7'10" (4.06m x 2.39m)

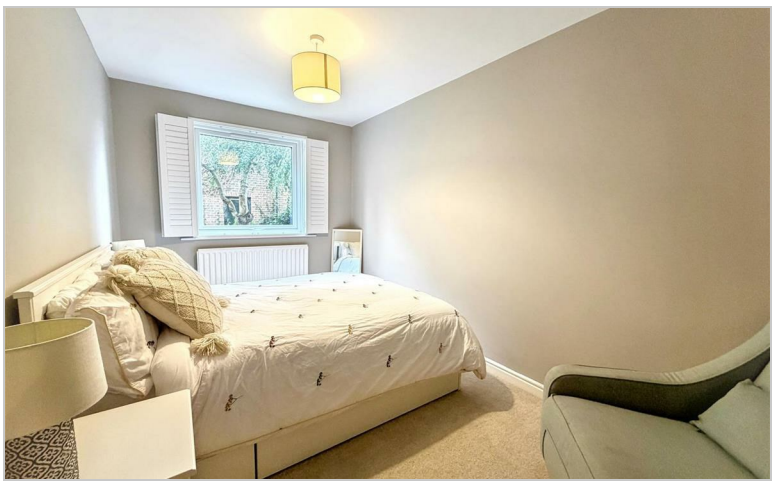
BATHROOM
7'8" x 6'0" (2.36m x 1.85m)

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.





















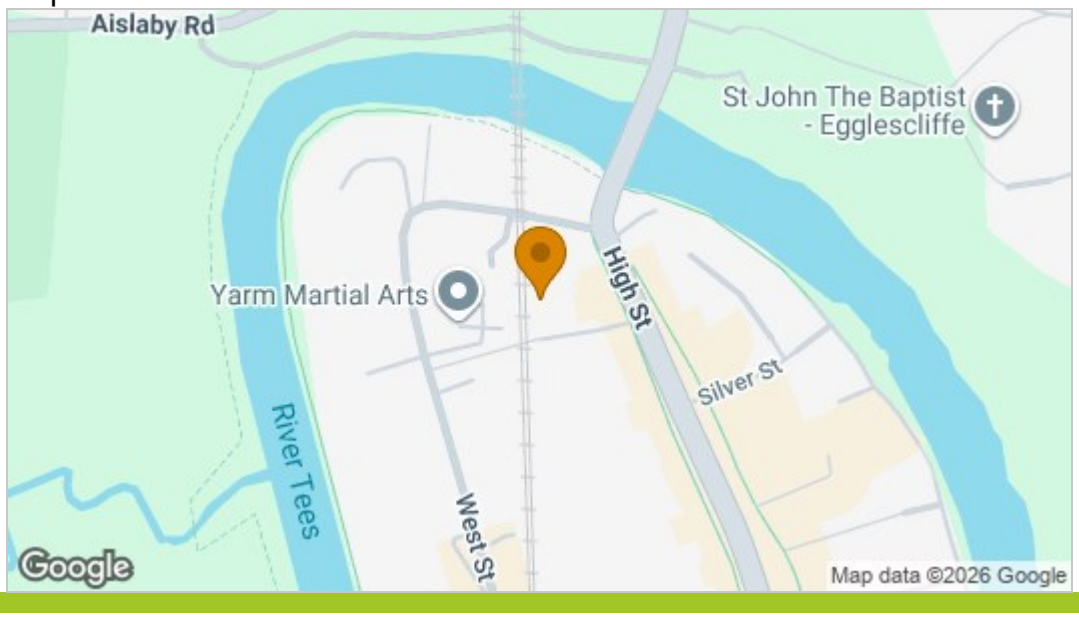




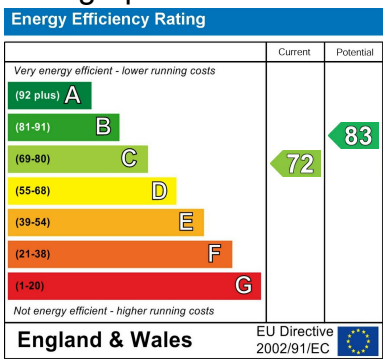




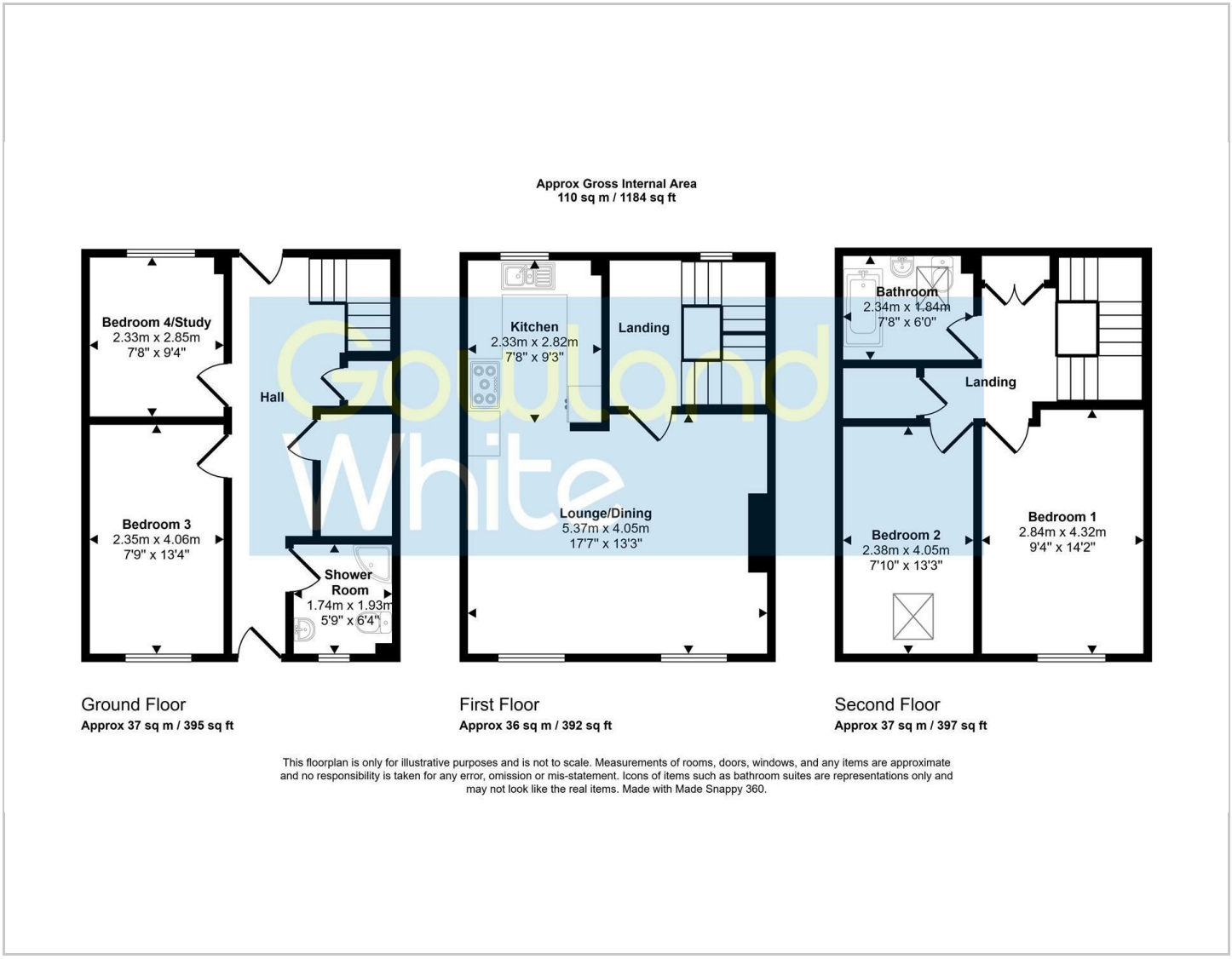
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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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