Hall Wood Close, TS15 9FR
3 Bed - House - Detached
£280,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: D

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Hall Wood Close
Yarm TS15 9FR

Situated within the sought-after Morley Carr Farm development in Yarm, this beautifully presented three-bedroom detached property is an ideal home for first-time buyers and families.

The accommodation begins with an entrance hallway leading to the dining room, positioned to the front of the property. To the rear is a spacious living room featuring a stylish electric fireplace and French doors opening onto the generous rear garden.

The modern fitted kitchen benefits from integrated appliances, while a large downstairs WC provides additional convenience.

To the first floor are two double bedrooms and a single bedroom. Both double bedrooms feature fitted wardrobes, with the master bedroom further benefiting from a stylish en-suite shower room. A modern family bathroom with a white three-piece suite completes the first floor.

Externally, the property offers driveway parking for two cars, a single garage and a large south-west facing rear garden, which enjoys excellent afternoon and evening sunshine and provides a fantastic space for outdoor entertaining and relaxation.

Ideally located for Yarm High Street, the property is close to a wide range of shops, cafés, restaurants and amenities. Yarm is also well regarded for its excellent schools, with the property situated within catchment for highly regarded local schooling. Yarm railway station is nearby, while excellent transport links provide easy access to the A19 and A66, making this an excellent choice for commuters.

A superb opportunity to purchase a modern detached family home in a popular Yarm development.

Viewing is highly recommended to fully appreciate this excellent property.

CHANEL

CHANEL

I LIKE
MY MONEY
RIGHT WHERE
I CAN SEE IT...
HANGING IN MY
CLOSET

GROUND FLOOR

Dining Room
8'7" x 10'1" (2.63m x 3.08m)

Living Room
10'4" x 14'1" (3.17m x 4.30m)

Kitchen
9'8" x 9'9" (2.97m x 2.99m)

WC
8'6" x 3'7" (2.61m x 1.10m)

FIRST FLOOR

Landing
3'0" x 10'8" (0.92m x 3.27m)

Bedroom 1
8'9" x 12'3" (2.69m x 3.74m)

En-Suite
2'6" x 6'9" (0.77m x 2.08m)

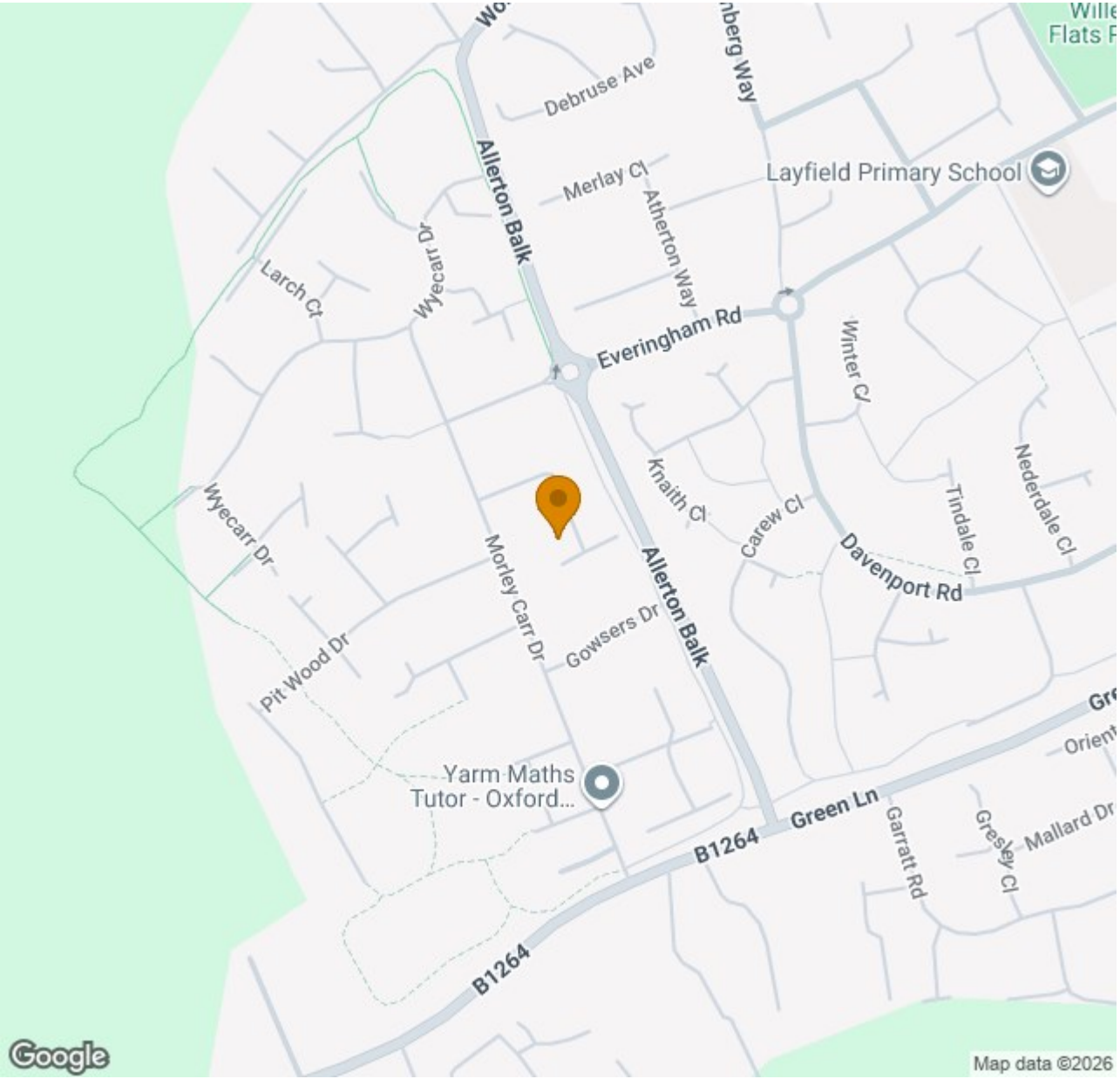
Bedroom 2
10'5" x 8'10" (3.20m x 2.70m)

Bedroom 3
7'10" x 9'10" (2.41m x 3.00m)

Bathroom
6'5" x 6'9" (1.97m x 2.06m)

EXTERNALLY

Garage
7'7" x 11'8" (2.32m x 3.58m)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Atherton Way
Layfield Primary School
Allerton Balk
Wyecarr Dr
Larch Ct
Everingham Rd
Winter Cl
Knaith Cl
Carew Cl
Tindale Cl
Nederdale Cl
Davenport Rd
Wyecarr Dr
Morley Carr Dr
Gowsers Dr
Pit Wood Dr
Yarm Maths Tutor - Oxford...
B1264
Green Ln
Garratt Rd
Gresley Cl
Mallard Dr
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Ground Floor

Floor 1

Approximate total area(1)

994 ft²

92.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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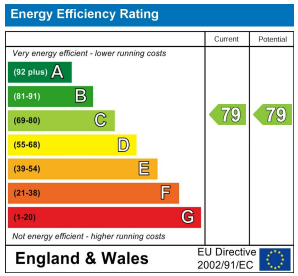

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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