

KINGSTON WAY, YARM, TS15 9ZJ

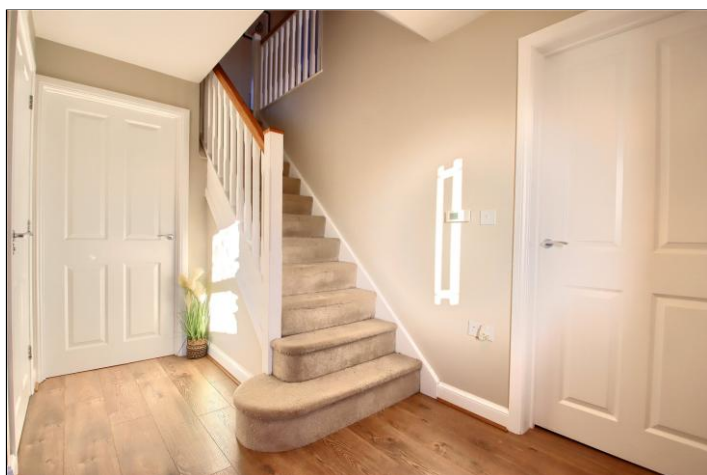


- ▲ Enjoying a prime position with a lovely open aspect looking out towards a pleasant woodland area
- ▲ A larger style four bedroom detached family home located within the popular 'Leven Woods' development in Yarm
- ▲ Full width kitchen/dining/family area with built in oven and hob, integrated fridge/freezer and dishwasher
- ▲ Versatile study/playroom
- ▲ Utility room and cloakroom/WC
- ▲ Four generous bedrooms with two having fitted wardrobes
- ▲ En-suite shower room to the master bedroom and family bathroom with white three piece suite
- ▲ Gas central heating system via a combination boiler and double glazing
- ▲ Lawned gardens to front and rear, block paved driveway and single garage

£359,950

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Enjoying a prime position with a lovely open aspect looking out towards a pleasant woodland area, a larger style four bedroom detached family home located within the popular 'Leven Woods' development in Yarm with lawned gardens to front and rear, block paved driveway and single garage.

KITCHEN/DINING/FAMILY AREA - 8.10m (26'7") x 3.08m (10'1") reducing to 2.62m (8'7")

UTILITY ROOM - 1.68m x 1.60m (5'6" x 5'3")

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM/WC

LOUNGE - 5.03m x 3.35m (16'6" x 11')

STUDY - 2.25m x 2.15m (7'5" x 7'1")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.86m x 3.56m (12'8" x 11'8")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.27m x 1.43m (7'5" x 4'8")

BEDROOM TWO - 4.32m (14'2") reducing to 3.51m (11'6") x 2.93m (9'7")

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59 High Street, Yarm, TS15 9BH

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BEDROOM THREE - 3.14m x 2.98m (10'4" x 9'9")

BEDROOM FOUR - 2.83m x 2.75m (9'3" x 9')

Fitted wardrobes.

BATHROOM - 2.14m x 1.70m (7' x 5'7")

EXTERNALLY

GARDENS & GARAGE

Lawned front garden. A block paved side driveway provides off street parking and leads to the single garage with up and over door, power points and lighting. The rear garden is enclosed and mainly laid to lawn with a paved patio area.

AGENTS REF: - DC/LS/YAR250429/07012026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



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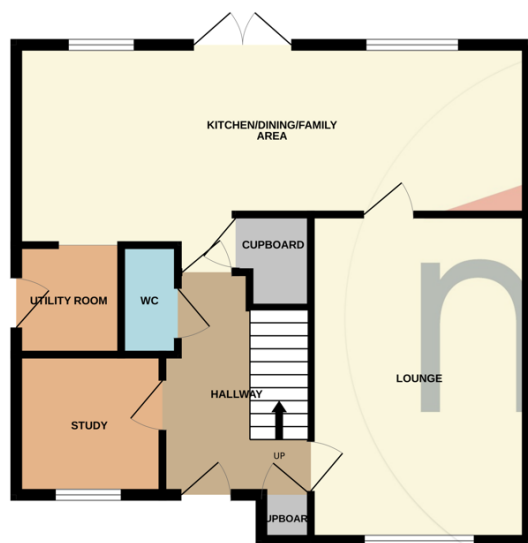
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Exterior view of the Michael Poole property consultants storefront at night. The storefront has a blue illuminated sign that reads "Michael Poole property consultants". The windows are large and display various property listings and information. The building is a multi-story structure with a brick facade.

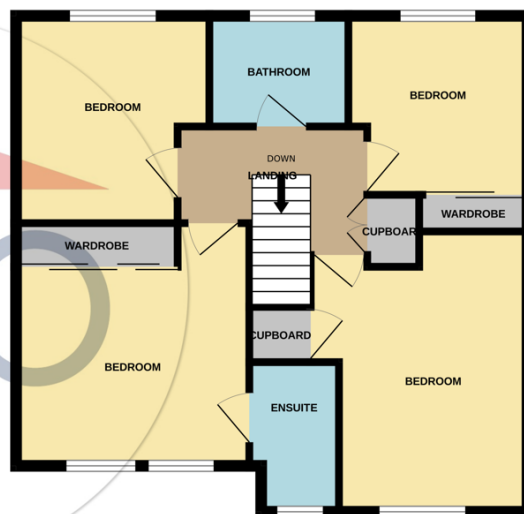
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Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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