



Blackfriars, Yarm, TS15 9HG

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

 3  2  1  C

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)

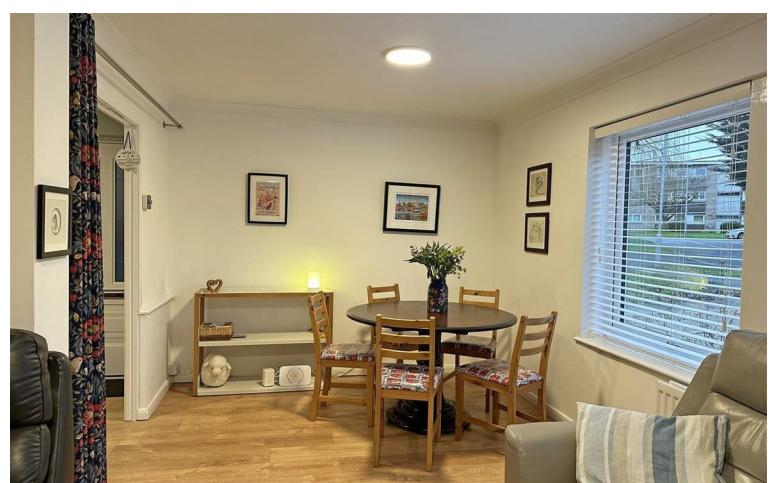
BATHROOM
8'9" x 5'5" (2.67m x 1.65m)

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.



Blackfriars, Yarm, TS15 9HG



Tel: 01642 248248

Blackfriars, Yarm, TS15 9HG



Blackfriars, Yarm, TS15 9HG



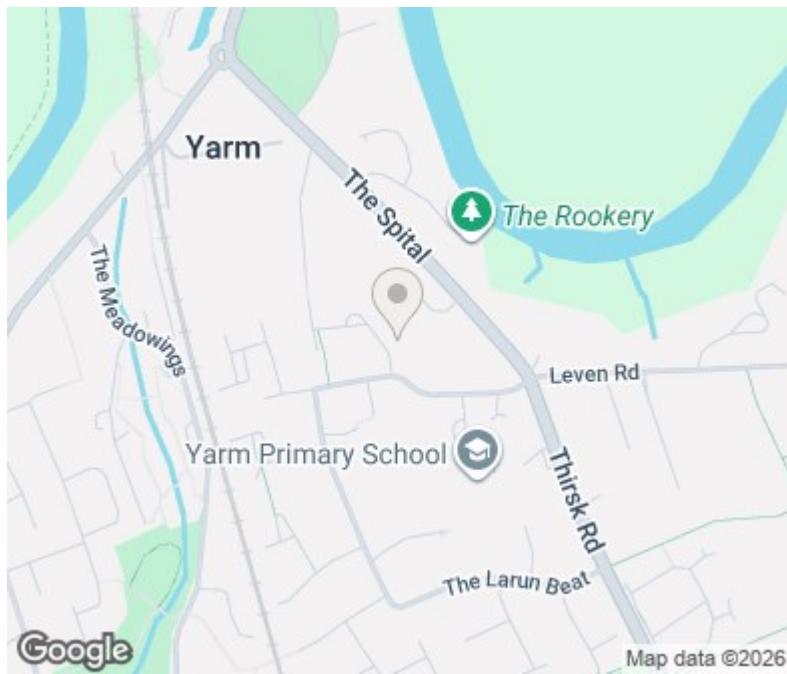
Tel: 01642 248248



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.

Copyright V360 Ltd 2026 | www.houseviz.com



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.

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.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk

Tel: 01642 248248