GowlandWhite

Pit Wood Drive, Yarm, TS15 9FT

This immaculately presented three bedroom semi-detached home is situated within the highly desirable Morley Carr Farm development in Yarm. Built by Taylor Wimpey to their popular ‘Gosford’ design, the property is ideally suited to first time buyers, professionals, or small families.

The ground floor offers modern living accommodation, briefly comprising a welcoming entrance hall, spacious lounge, ground floor WC, and a stylish open plan kitchen/dining room. The kitchen is fitted with an integrated double oven, gas hob, extractor, and provides space for a washing machine, while French doors open directly onto the rear garden, ideal for both everyday living and entertaining.

To the first floor is a landing, a well proportioned master bedroom with en-suite, two further bedrooms and a contemporary family bathroom.

Externally, the property features a beautifully landscaped, South facing rear garden with a patio and pergola seating area, lawn, and timber shed, creating an attractive outdoor space. Additional benefits include gas central heating and uPVC double glazing throughout, this home also benefits from a double driveway providing off road parking for two vehicles and the remainder of the NHBC warranty.

The home is conveniently located within walking distance of Yarm High Street, local shops, schools, and the train station, with excellent transport links to the A19 and A66, making it ideal for commuters.

£225,000

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HALL

LOUNGE
13'6" x 11'11" (4.11m x 3.63m)

KITCHEN/DINING ROOM
14'10" x 9' (4.52m x 2.74m)

DOWNSTAIRS WC
5'10" x 3'2" (1.78m x 0.97m)

LANDING

BEDROOM ONE
9'5" x 9'1" (2.87m x 2.77m)

ENSUITE
5'7" x 5'3" (1.70m x 1.60m)

BEDROOM TWO
10'5" x 8'6" (3.18m x 2.59m)

BEDROOM THREE
11'3" x 6'4" (3.43m x 1.93m)

BATHROOM
6'5" x 5'4" (1.96m x 1.63m)

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.

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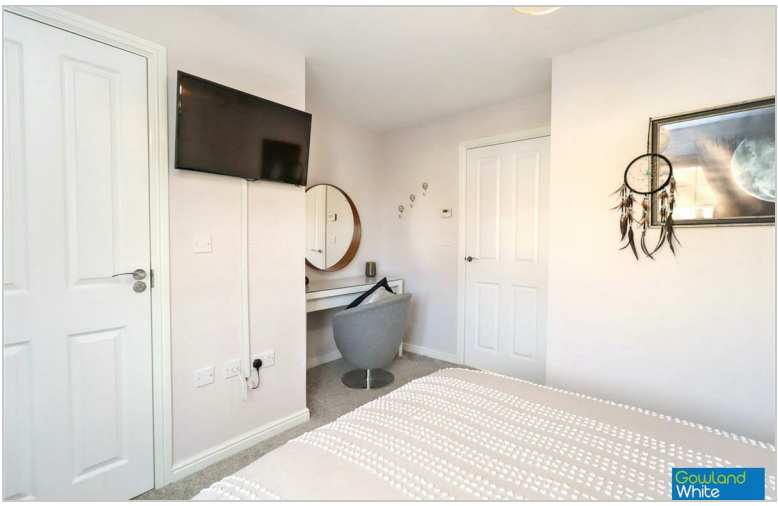
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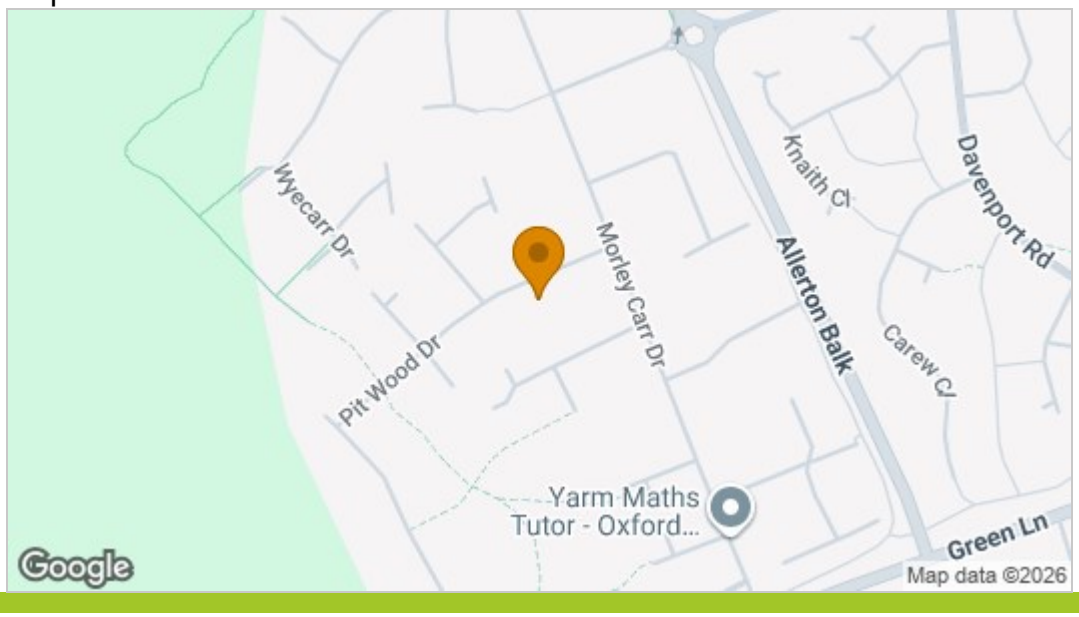
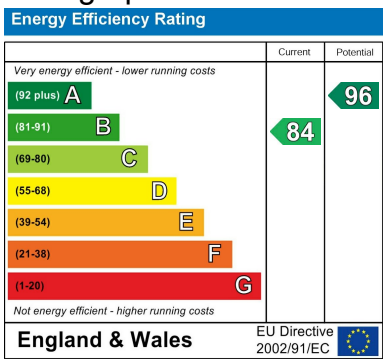
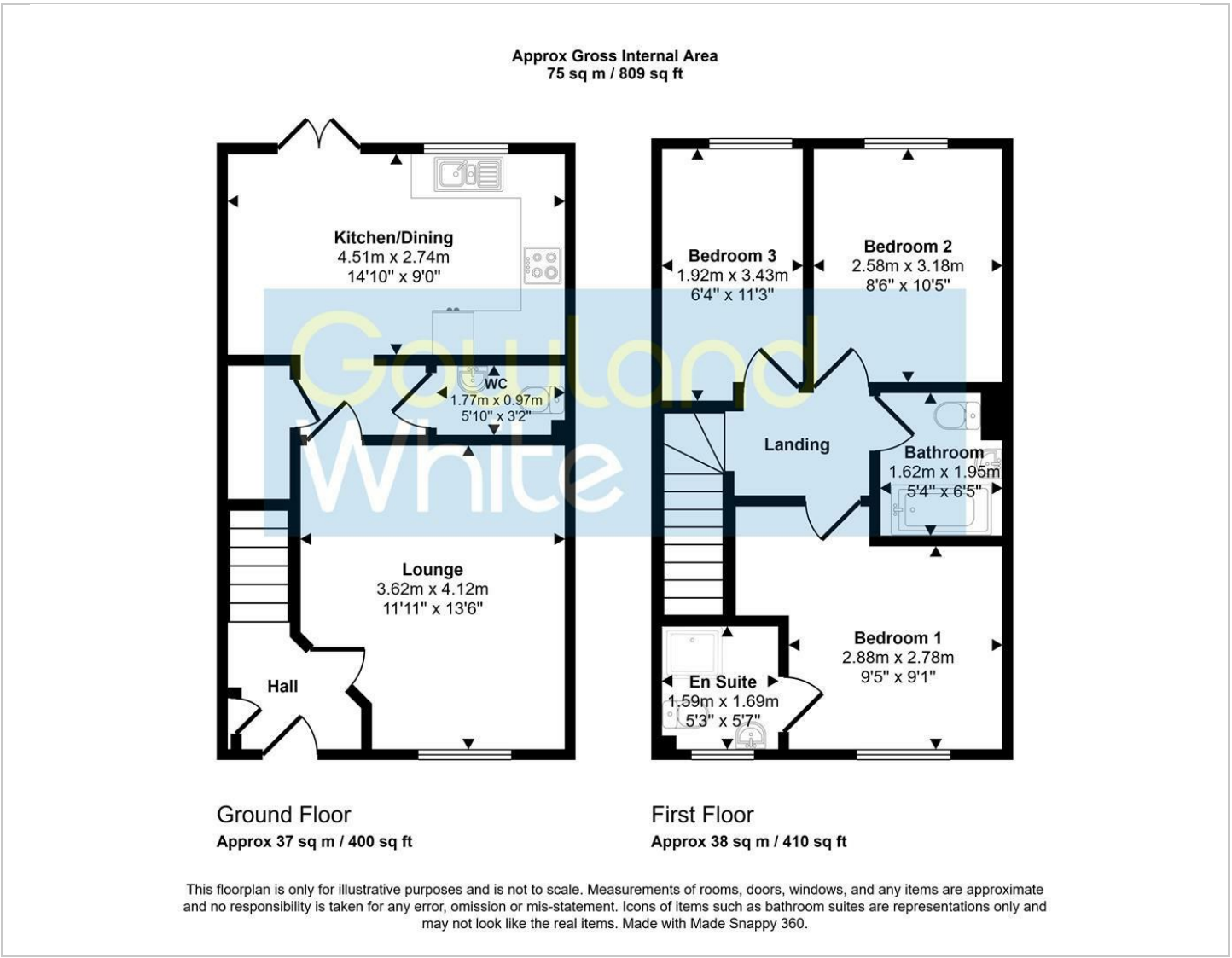
Map



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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