



23 Spitalfields, Yarm  
£195,000





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### Yarm

With a south facing rear aspect, a sensibly priced three bedroom mid-terrace home located within the popular Spitalfields development in Yarm.

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- Close to highly regarded junior and secondary schooling, shopping facilities and walking distance to the cosmopolitan High Street
- Available for sale with NO ONWARD CHAIN and early viewing comes recommended
- Redesigned kitchen/diner with a generous range of fitted units
- Extensive lounge with double glazed door opening out to the pleasant rear garden
- Three generous first floor bedrooms
- Redesigned shower room with double shower and white two piece suite
- Nicely presented lawned gardens to front and rear and single garage in block nearby
- Gas central heating system and double glazing

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### Yarm

Available for sale with NO ONWARD CHAIN, a sensibly priced three bedroom mid-terrace home located within the popular Spitalfields development in Yarm, close to highly regarded junior and secondary schooling, shopping facilities and walking distance to the cosmopolitan High Street.

Features include a redesigned kitchen/diner with a generous range of fitted units, extensive lounge with double glazed door opening out to the pleasant rear garden, three generous first floor bedrooms, redesigned shower room with double shower and white two piece suite, nicely presented lawned gardens with a south facing rear aspect, and there is a single garage in block nearby. Early viewing comes recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





## GROUND FLOOR

### Entrance Porch

### Hallway

**Lounge** 17' 10" x 13' 7" (5.44m x 4.15m)

**Dining Kitchen** 13' 6" x 12' 2" (4.11m x 3.70m)

## FIRST FLOOR

### Landing

**Bedroom One** 13' 9" x 9' 5" (4.18m x 2.88m)

With double built-in wardrobe.

**Bedroom Two** 3.02m reducing to 2.74m x 2.80m

**Bedroom Three** 10' 7" x 8' 4" (3.23m x 2.55m)

**Bathroom** 8' 3" x 5' 7" (2.51m x 1.70m)

## EXTERNALLY

### Garage

Located in a block around the corner from the house.

### Gardens

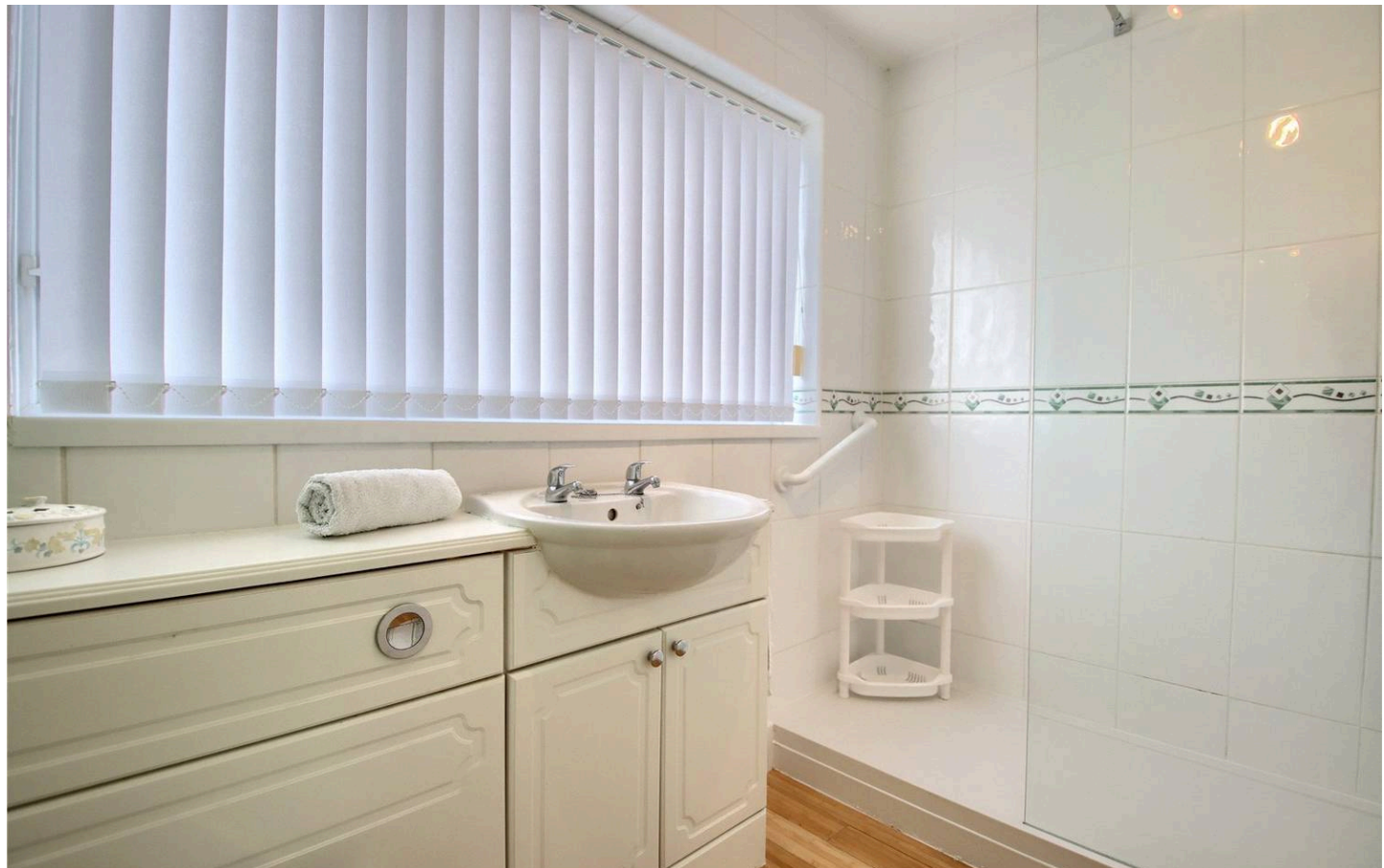
Open plan lawned front garden. The rear garden is mainly laid to lawn with a patio area, shrub borders and a timber shed. The property enjoys a Southerly rear aspect, backing onto Yarm Primary School playing fields.

### Buyers Identification Check(s)

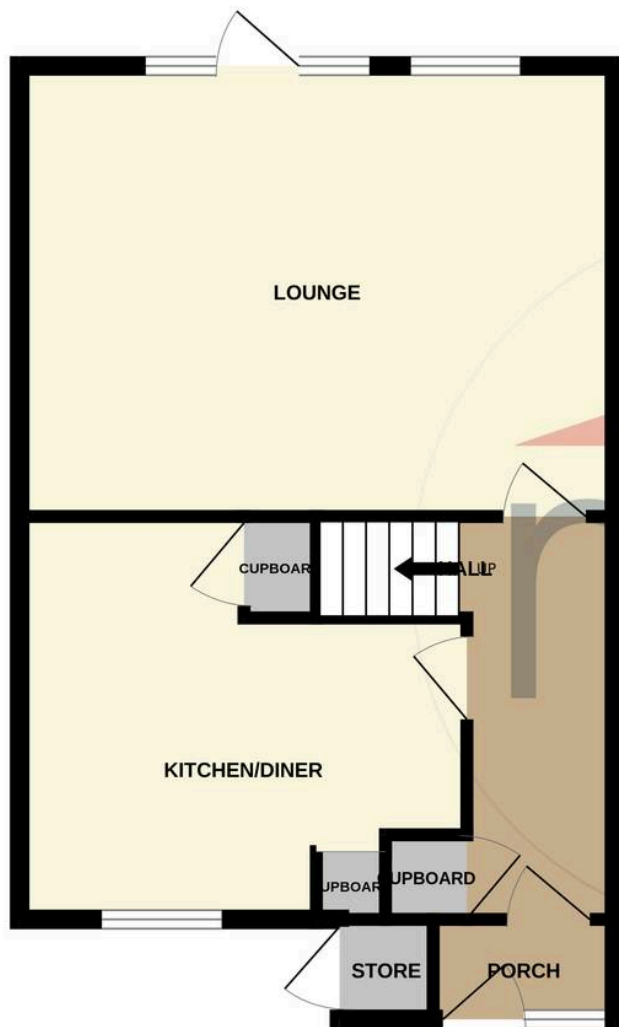
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### AGENTS REF:

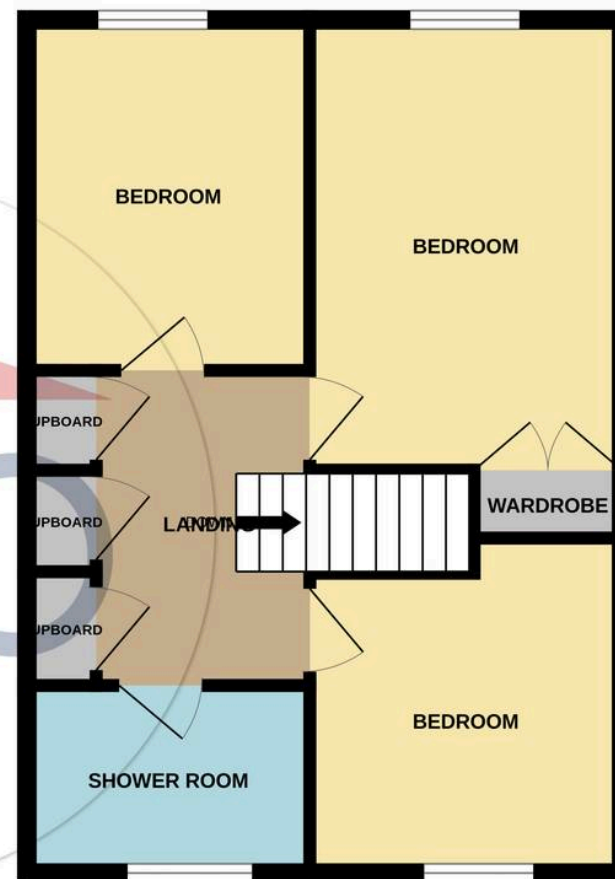
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GROUND FLOOR



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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## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92+) <b>A</b>                              |           |           |
| (81-91) <b>B</b>                            |           | <b>81</b> |
| (69-80) <b>C</b>                            | <b>75</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| <b>England, Scotland &amp; Wales</b>        |           |           |

## Michael Poole

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