



Knaith Close, Yarm, TS15 9TL
£205,000

NO CHAIN. Fabulous Extended Detached Three Bed Family Home Located in a quiet cul-de-sac in the popular Layfield Estate within the catchment area for Layfield & Yarm Primary, Conyers and Yarm Secondary School and walking distance to Yarm Train station. Externally the property has a garden to the front and is approached by a drive that runs to the side and leads to a detached Single garage and a paved private garden to the rear. Internally there is an entrance hall, Large Eat In Kitchen, spacious lounge that leads to the wonderful sunroom that benefits from French doors to the garden. To the First Floor there are Two Double Bedrooms both with built in wardrobes and One Single Bedroom and a modern Bathroom with White suite. The property also has Upvc double glazing and a gas central heating system. This property is guaranteed to appeal to a large audience so contact us to avoid disappointment.

Entrance Hall

Kitchen/Breakfast Room

19' 5" x 11' 8" (5.91m x 3.55m)

Lounge

16' 8" x 10' 3" (5.08m x 3.12m)

Dining Room

14' 0" x 8' 7" (4.26m x 2.61m)

Bedroom 1

10' 8" x 9' 5" (3.25m x 2.87m)

Bedroom 2

8' 9" x 9' 7" (2.66m x 2.92m)

Bedroom 3

7' 6" x 7' 0" (2.28m x 2.13m)

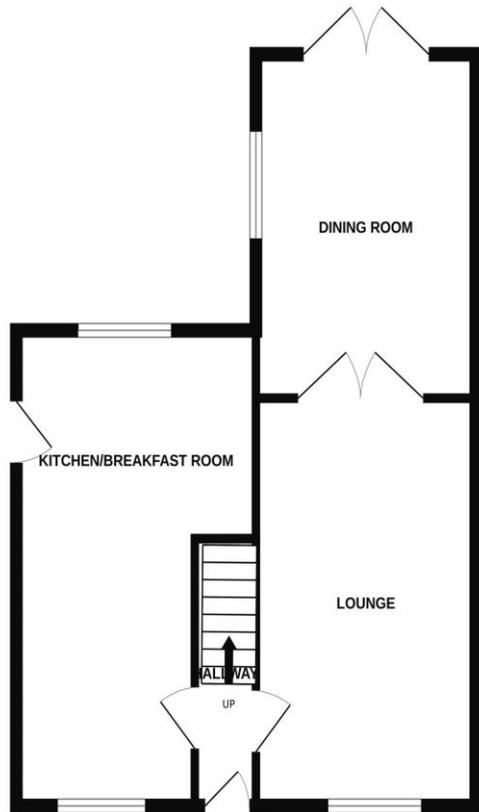
Bathroom

6' 10" x 8' 9" (2.08m x 2.66m)

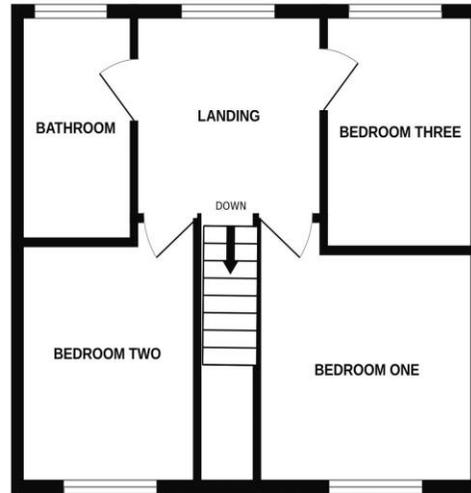




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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