



Limpton Gate, Yarm, TS15 9JA

This four double bedroom mid-terrace home enjoys a superb position in the Spitalfields area of Yarm, placing you within easy reach of excellent primary and secondary schooling, Yarm Medical Centre, Yarm Rail Station and the vibrant high street. It offers generous family accommodation with a layout designed for modern living.

A hall leads to a cloakroom/WC and into the open plan rear lounge and dining room, a bright and welcoming space with French doors opening directly onto the west facing garden. This flows naturally into the kitchen/breakfast room, fitted with a gas hob, microwave and oven, creating an ideal space for everyday family life and entertaining.

The first floor provides four double bedrooms, two of which feature fitted wardrobes, all served by a family bathroom with a shower over the bath. The home benefits from gas central heating and UPVC double glazing.

Externally, the property offers a driveway to the front leading to the integral garage. The rear garden is enclosed with lawn, decking and a gravelled patio area, all enjoying a sunny west-facing aspect.

Asking Price £275,000



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HALL

W/C

7'4" x 2'11" (2.24m x 0.89m)

KITCHEN / BREAKFAST ROOM

18'0" x 8'9" (5.49m x 2.67m)

LOUNGE / DINING ROOM

23'2" x 11'2" (7.06m x 3.40m)

LANDING

BEDROOM ONE

11'9" x 11'6" (3.58m x 3.51m)

BEDROOM TWO

10'1" x 11'9" (3.07m x 3.58m)

BEDROOM THREE

11'1" x 10'10" (3.38m x 3.30m)

BEDROOM FOUR

11'2" x 10'7" (3.40m x 3.23m)

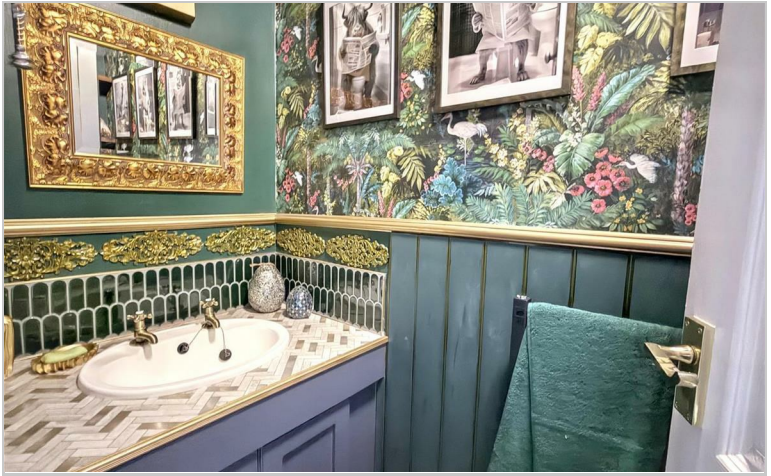
BATHROOM

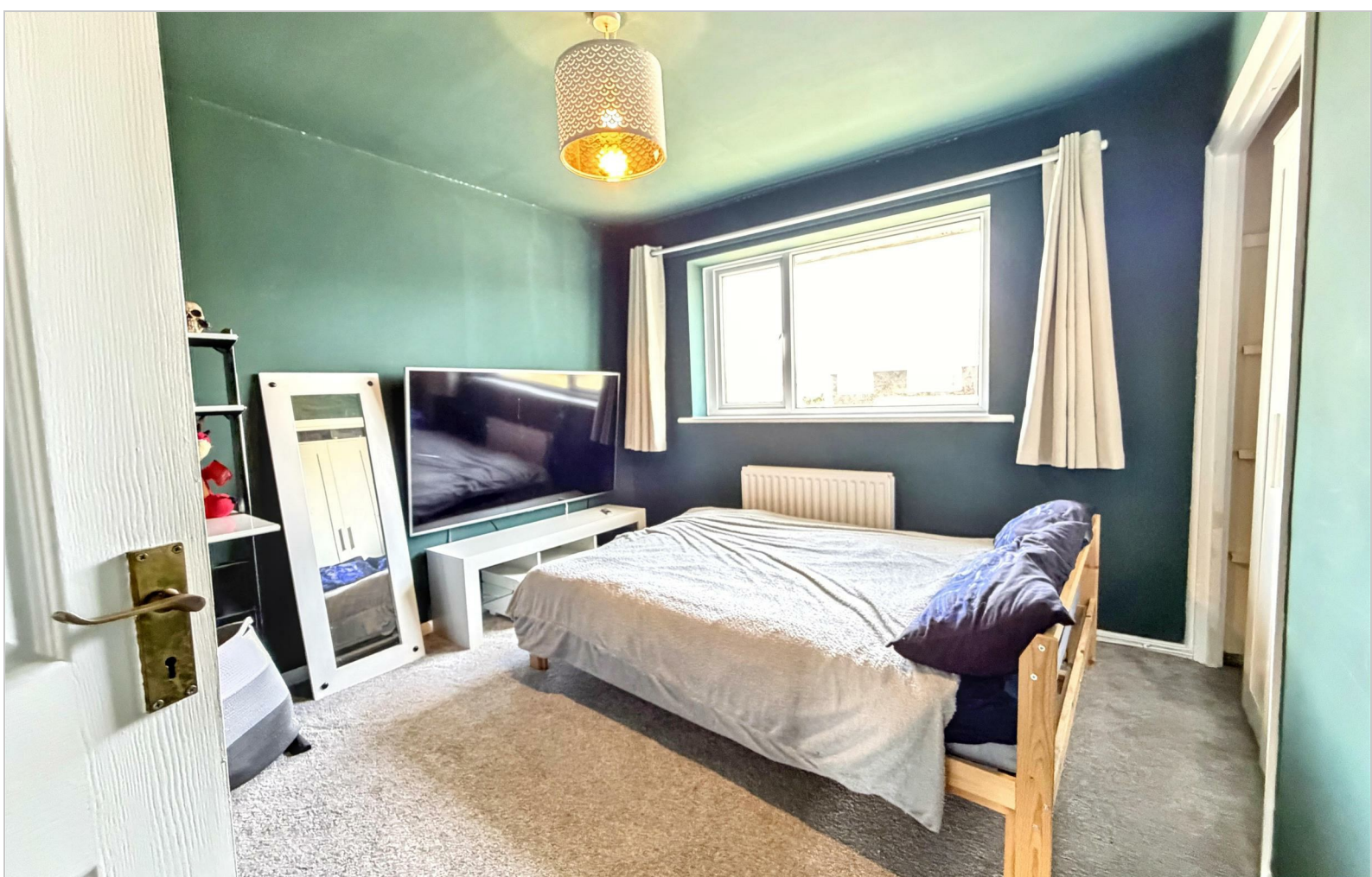
6'3" x 6'10" (1.91m x 2.08m)

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.



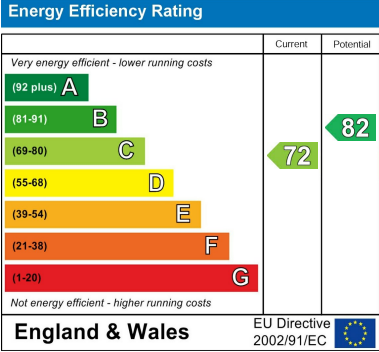




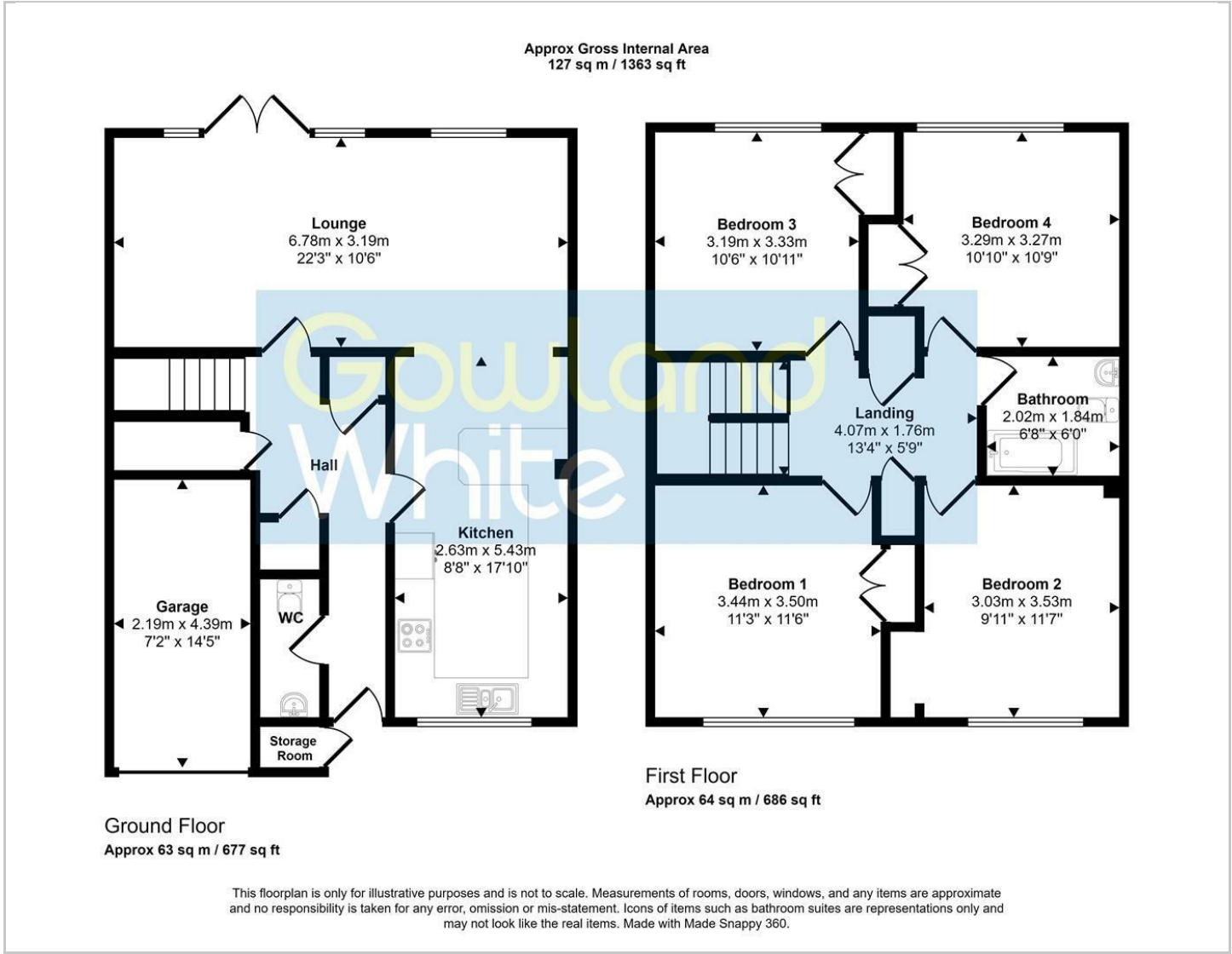
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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