GowlandWhite

Central Street, Yarm, TS15 9FF

SOLD WITHIN 14 DAYS!! Offered for sale with NO ONWARD CHAIN, this delightful top floor apartment presents a rare opportunity to acquire a beautifully positioned home within a gated development, enjoying stunning views over the River Tees and the open farmland beyond.

Situated away from the hustle and bustle of Yarm High Street, yet just a short stroll from its excellent selection of independent shops, cafes, bars and restaurants, the property combines a riverside setting with exceptional convenience.

The well presented accommodation is neutrally decorated throughout and briefly comprises a secure communal entrance with staircase to the top floor, a welcoming entrance hall, a spacious lounge/dining room featuring a Juliet balcony overlooking the river, a fitted kitchen complete with oven and hob, two generous double bedrooms with wardrobes and a modern shower room.

Externally, the development is accessed via remote-controlled electric gates leading into a secure private courtyard. The apartment further benefits from a garage, an allocated PARKING space directly in front, gas central heating and double glazing.

With its riverside location, secure gated setting, garage, parking and breathtaking outlook, this much sought-after apartment is expected to appeal to a wide range of buyers, including first time buyers, downsizers and investors alike. Offered with no onward chain, early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

£180,000

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HALLWAY

LOUNGE
18'1" x 9'11" (5.51m x 3.02m)

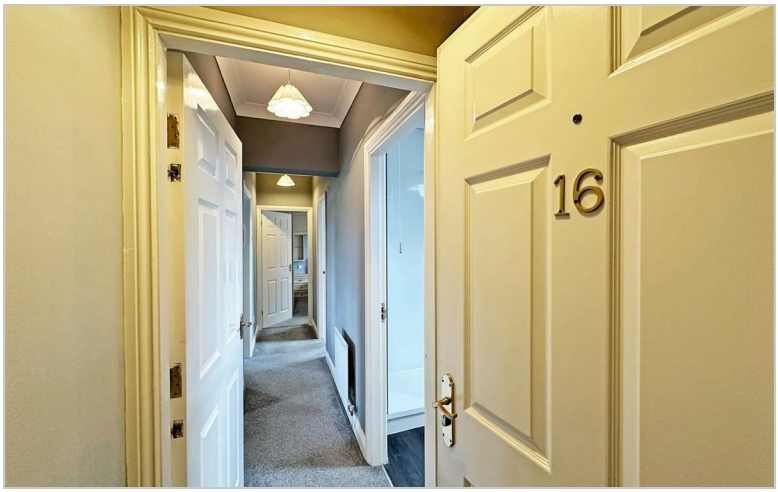
KITCHEN
7'10" x 7'2" (2.39m x 2.18m)

BEDROOM ONE
10'5" x 9'8" (3.18m x 2.95m)

BEDROOM TWO
9'7" x 8'10" (2.92m x 2.69m)

BATHROOM
8'9" x 6'11" (2.67m x 2.11m)

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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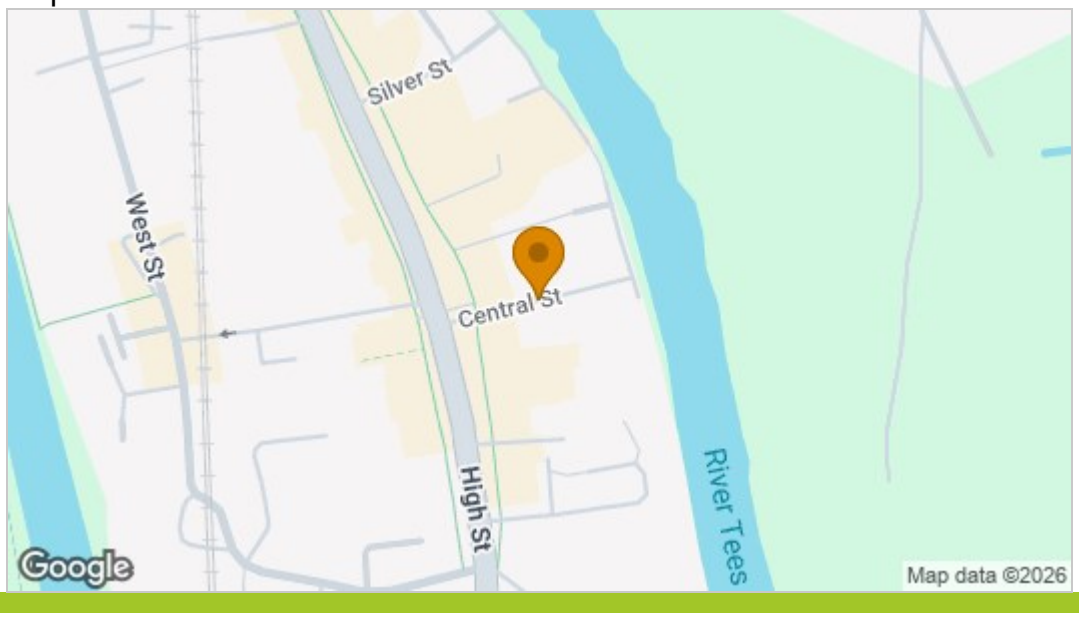
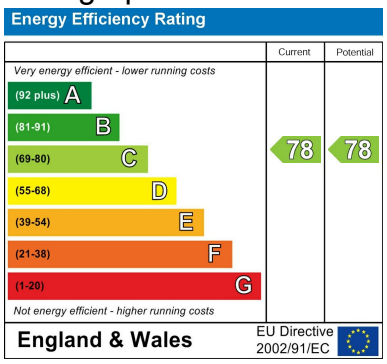
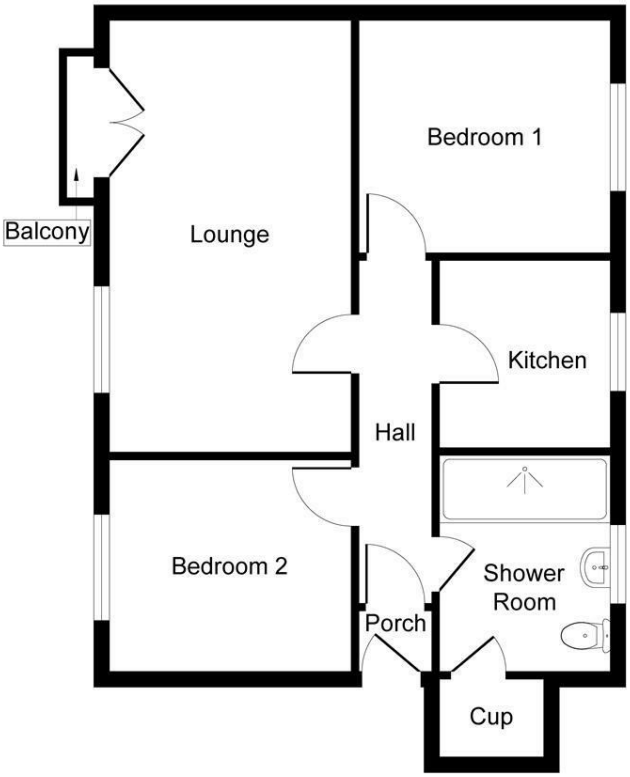
Map



EPC graph



Floor Plan



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.
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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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