



Yates Gardens, Wynyard, TS225NY
3 Bed - House - Terraced
£1,250 Per Month

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Yates Gardens Wynyard, TS225NY

AVAILABLE NOW – STUNNING NEW BUILD | YATES GARDENS, HIGHGROVE, WYNYARD

Be the first to call this beautiful new-build home your own! Perfectly positioned on the brand-new and highly sought-after Highgrove development in Wynyard, this stylish three-bedroom mid-terraced property offers contemporary living in a superb location.

Highgrove is an exciting new neighbourhood with attractive green spaces, parks and walking routes, together with new retail and local amenities planned nearby – making it an ideal choice for couples, professionals and families alike.

Finished to an excellent standard throughout, the accommodation begins with a welcoming entrance vestibule and convenient ground-floor WC, leading into a spacious and comfortable living room. To the rear is the impressive contemporary kitchen/diner, beautifully fitted with a range of wall and base units and incorporating a built-in oven and hob, fridge/freezer and dishwasher, with additional space for further appliances and ample room for a dining table and chairs.

Upstairs are three bedrooms, including two generous doubles and a single bedroom, perfect as a child's room, nursery or home office. The principal bedroom also benefits from its own private en-suite and fitted robes are to be fitted.

Outside, the property continues to impress with a generous rear garden with outside tap, solar panels and two off-street parking spaces.

A fabulous opportunity to enjoy a pristine, energy-conscious new-build home in one of Wynyard's newest developments.

Available immediately – call today to arrange your viewing!

Bond £1,250 | Energy Efficiency Rating B | Council Tax band TBC

Specifications: no smokers.

Required Earnings: Tenant Income £37,500- Guarantor Income £37,500(if required)









LOCATION

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

VIEWINGS

Via Robinsons Regency & Rural

Tel: 01740 645444

Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains - metered

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH





FLOOR PLAN COMING SOON

We are preparing the floor plan
and it will be available shortly.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

