GowlandWhite

Spital Gate, Yarm, TS15 9XB

Situated in a prime position within this small cul de sac in the popular area of Yarm and perfectly placed for local amenities, well regarded primary and secondary schools, and easy access into Yarm High Street with its cosmopolitan shops, cafes and restaurants, this attractive four bedroom detached home offers generous space and a south facing garden.

A welcoming hall with storage leads directly into a spacious kitchen and dining room fitted with Shaker-style cabinets, Neff double oven, a 5 burner gas hob and a large extractor, as well as Bosch integrated dishwasher, with ample room for family dining and entertaining. A useful utility room sits just off the kitchen and provides direct access to the rear garden. From the kitchen, an inner hall connects to a downstairs WC and continues through to a large lounge featuring an electric fireplace complemented by soft backlighting that enhances the room's atmosphere and French doors opening onto the garden. The ground floor features solid oak flooring and oak internal doors.

Upstairs, the home offers four bedrooms, including three comfortable doubles. Bedroom four is currently arranged as a dressing room with built in wardrobes, while the family bathroom has been updated to include both a separate bath and shower.

The south facing rear garden enjoys a patio, lawn, greenhouse and timber shed, creating a private and sunny outdoor space. External lighting, external double electric socket and water tap are installed for added convenience. To the front, a double driveway leads to the attached single garage, complete with an electric door.

The property benefits from gas central heating via a Worcester combi boiler located in the garage.

£349,950

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PORCH

KITCHEN/DINING ROOM
21' x 10'10" (6.40m x 3.30m)

LOUNGE
21' x 10' 10" (6.40m x 3.05m 3.05m)

UTILITY ROOM
6'9" x 3'11" (2.06m x 1.19m)

DOWNSTAIRS WC
3'10" x 2'11" (1.17m x 0.89m)

LANDING

BEDROOM ONE
14' x 10'4" (4.27m x 3.15m)

BEDROOM TWO
13'3" x 10'6" (4.04m x 3.20m)

BEDROOM THREE
10'4" x 7'8" (3.15m x 2.34m)

BEDROOM FOUR
11'1" x 4'9" (3.38m x 1.45m)

BATHROOM
8'4" x 6'9" (2.54m x 2.06m)

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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Tel: 01642 248248

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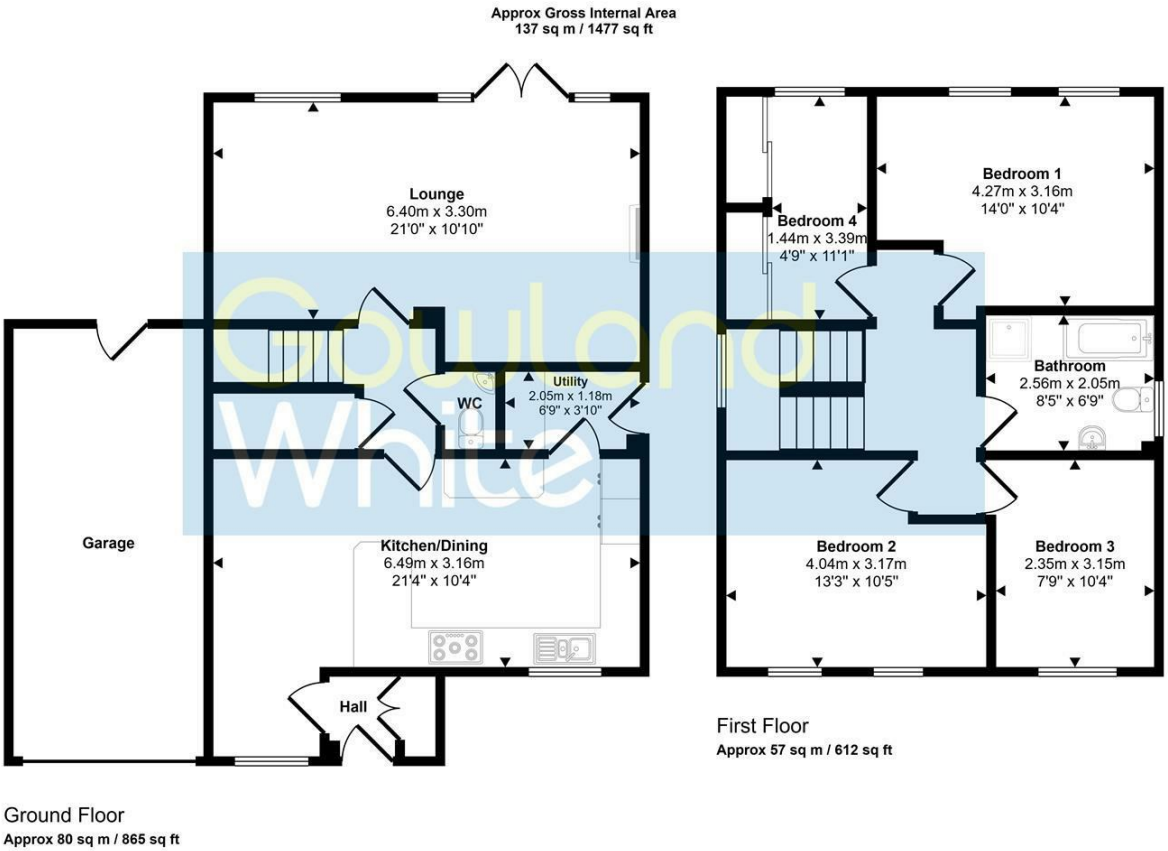
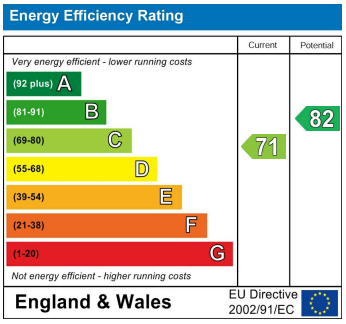
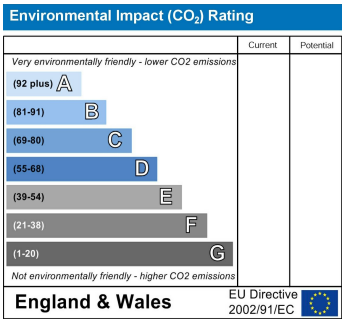


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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