



## 37 High Church Wynd , Yarm, TS15 9BQ

AVAILABLE IMMEDIATELY.

An immaculate first floor apartment perfectly positioned just a short stroll from Yarm High Street with its boutique shops, popular bars, restaurants, and riverside walks. The property benefits from gas central heating, double glazing with sash style windows, and is accessed via a secure intercom system.

The well presented accommodation includes a hallway leading to a light and airy lounge and a stylish kitchen/breakfast room fitted with contemporary high gloss units and integrated appliances including oven, hob, slimline dishwasher, fridge/freezer, and washing machine. There are two generously sized double bedrooms along with a modern bathroom complete with a shower over the bath.

Externally, the property enjoys the convenience of a communal car park with one allocated parking space. Offering both style and practicality in a highly sought after location.

£850 Per Month

# 37 High Church Wynd

, Yarm, TS15 9BQ



- FIRST FLOOR APARTMENT
- WALKING DISTANCE INTO YARM
- 2 DOUBLE BEDROOMS
- 1 ALLOCATED PARKING SPACE
- IMMACULATELY PRESENTED
- INTERCOM SYSTEM

HALL

LOUNGE

14'9" x 11'11" (4.50m x 3.63m)

KITCHEN

9'6" x 8'9" (2.90m x 2.67m)

BEDROOM ONE

12'11" x 9'6" (3.94m x 2.90m)

BEDROOM TWO

11'1" x 9'3" (3.38m x 2.82m)

BATHROOM

6'3" x 5'9" (1.91m x 1.75m)

AML PROCEDURE

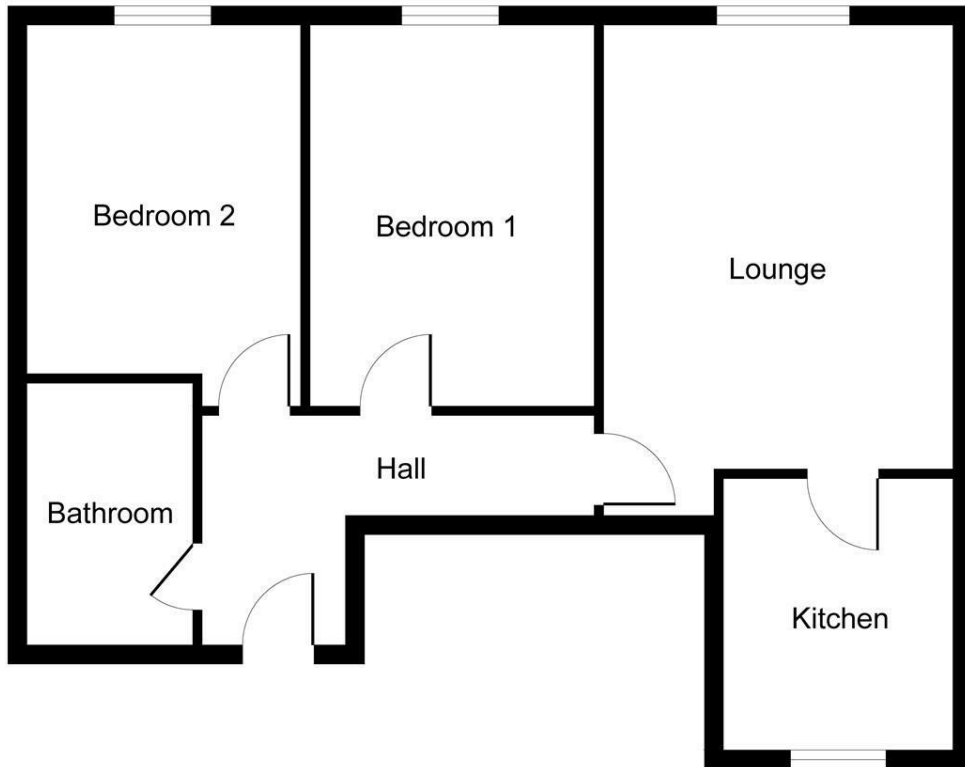


Directions





# 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	