GowlandWhite

# Blackfriars, Yarm, TS15 9HG

Situated within the highly regarded and much sought-after Spitalfields area of Yarm, this extended four bedroom family home presents a fantastic opportunity for buyers seeking a well-located property, offered with no onward chain.

Occupying a great plot in a cul de sac, the property benefits from a rear double extension, creating spacious and versatile living accommodation ideal for modern family life. The ground floor features a welcoming entrance hall, a substantial lounge to the front perfect for entertaining, and an impressive open-plan kitchen/dining area with integrated five burner hob, oven and dishwasher, and ample space for family gatherings. A separate study provides an ideal home office or additional reception space, alongside a convenient ground floor WC.

To the first floor, there is a spacious landing leading to four bedrooms. The principal bedroom is extended and benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish and contemporary family bathroom. The bathroom is particularly impressive, featuring double sinks, a separate bath, and a walk-in shower, offering both practicality and a touch of luxury.

Externally, the property has a driveway providing off-street parking as well as a carport and garage, ensuring ample space for vehicles and storage. The rear garden has a good level of privacy, with a paved patio and a lawn area.

The home is ideally positioned for easy access to excellent primary and secondary schools, a local shopping arcade, and is within comfortable walking distance of Yarm High Street with its range of shops, bars, and restaurants.

£325,000

4 2 1 C

# Blackfriars, Yarm, TS15 9HG

HALLWAY
16'1" x 8'10" (4.90m x 2.69m)

LOUNGE
20'6" x 13'11" > 9'5" (6.25m x 4.24m > 2.87m)

STUDY
8'11" x 8'10" (2.72m x 2.69m)

KITCHEN/DINING ROOM
21'7" x 11'2" (6.58m x 3.40m )

GROUND FLOOR WC
5'5" x 2'9" (1.65m x 0.84m)

LANDING

BEDROOM ONE
19'6" x 11'8" (5.94m x 3.56m )

ENSUITE
7' x 4'4" (2.13m x 1.32m)

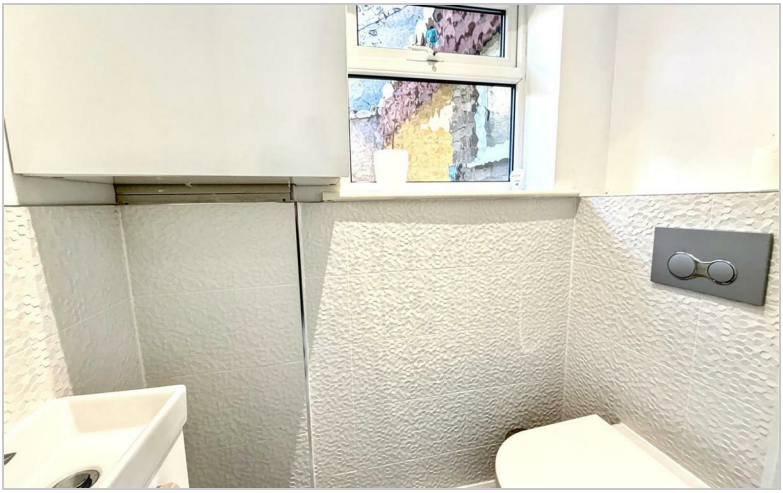
BEDROOM TWO
11'2" x 14' (3.40m x 4.27m)

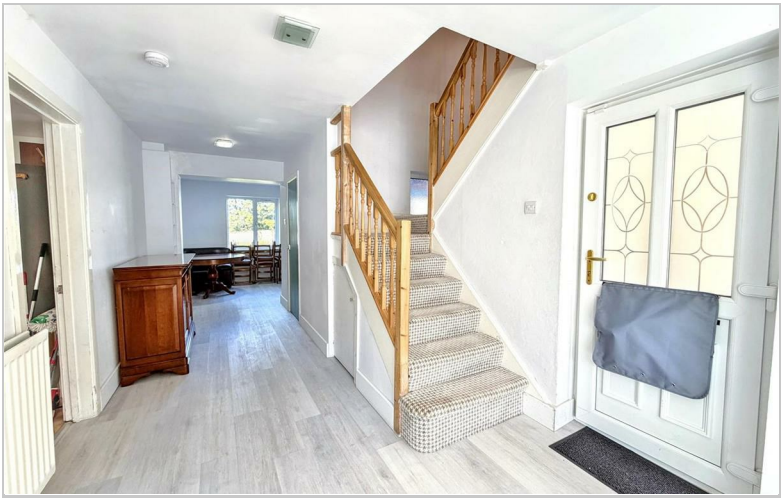
BEDROOM THREE
13'10" x 9'7" (4.22m x 2.92m)

BEDROOM FOUR
9'6" x 8'10" (2.90m x 2.69m)

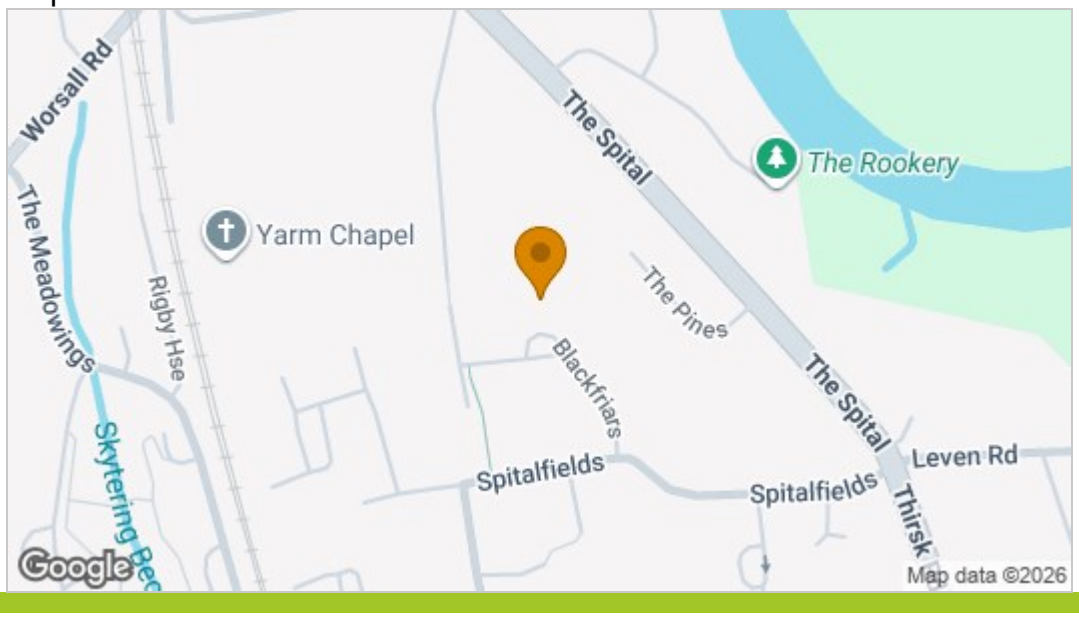
BATHROOM
10'9" x 8'8" (3.28m x 2.64m)

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.

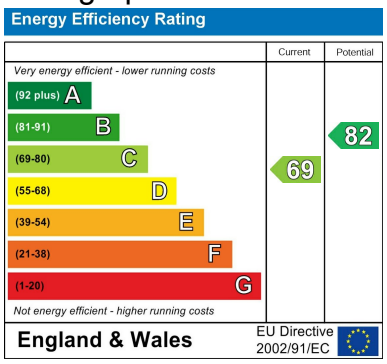




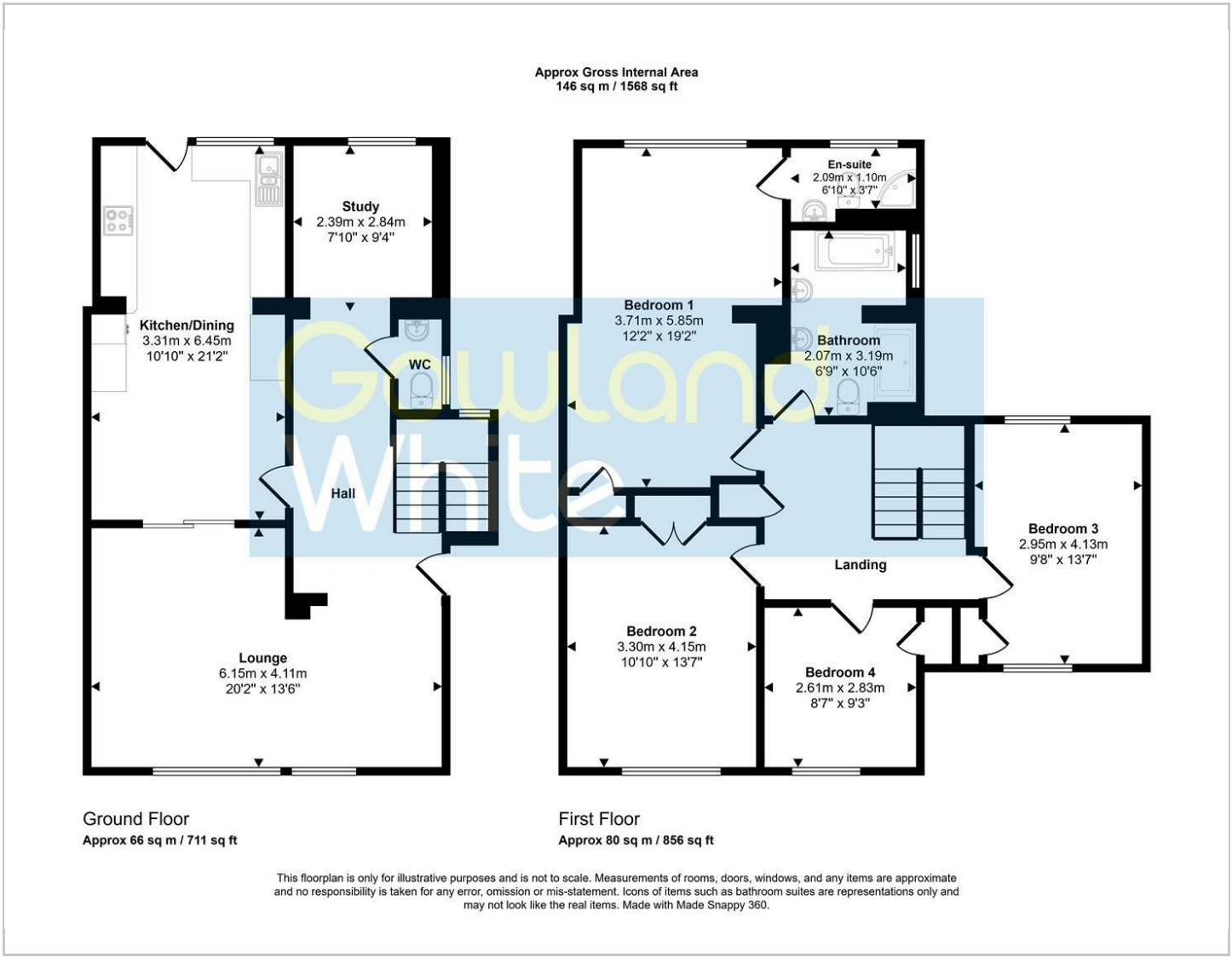
## Map




## EPC graph




## Floor Plan




VIEWING

Please contact us on 01642 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.

101 High Street, Yarm, TS15 9BB
Tel: 01642 248248 Email: yarm@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/