



## Gresley Close, Yarm, TS15 9ZH

This well presented three bedroom mid-terrace home is situated in the sought after Leven Woods development in Yarm.

Built by Barratt Homes in 2017 to the popular Barwick design, the property benefits from the remaining term of the 10-year NHBC warranty.

The accommodation comprises of an entrance hall with cloakroom/WC, a spacious lounge with French doors opening onto the rear garden, and a stylish kitchen/dining room fitted with high-gloss units, integrated oven, and gas hob.

Upstairs offers three bedrooms, including a master with en-suite shower room. The two further bedrooms are served by a modern family bathroom. The property benefits from a security alarm, gas central heating and uPVC double glazing.

Outside, the property features a double width block-paved driveway softened with shrub borders to the front. The rear garden is designed for low maintenance, with a patio area, gravelled section, and established planting.

Ideally located close to well-regarded schools, local shops, Yarm Medical Centre, and Yarm Train Station, the home also offers excellent access to Yarm High Street, renowned for its selection of cafés, restaurants, bars, and scenic riverside walks.

Offers Over £190,000



HALL

CLOAKROOM/WC

LOUNGE

15'2" x 14'6" (4.62m x 4.42m)

KITCHEN/DINING ROOM

12'1" x 8' (3.68m x 2.44m)

LANDING

MASTER BEDROOM

13'9" x 8'6" (4.19m x 2.59m)

ENSUITE

8'5" x 4'3" (2.57m x 1.30m)

BEDROOM TWO

10'2" x 8'5" (3.10m x 2.57m)

BEDROOM THREE

8'11" x 6'3" (2.72m x 1.91m)

BATHROOM/WC

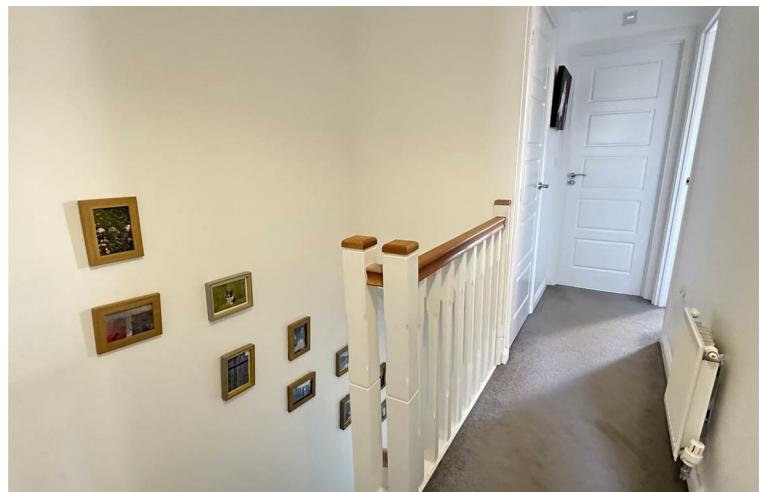
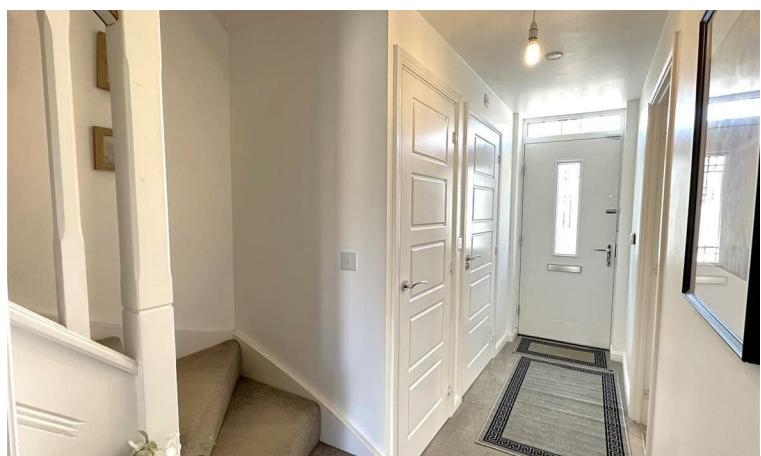
7'112 x 6'2" (2.13m x 1.88m)

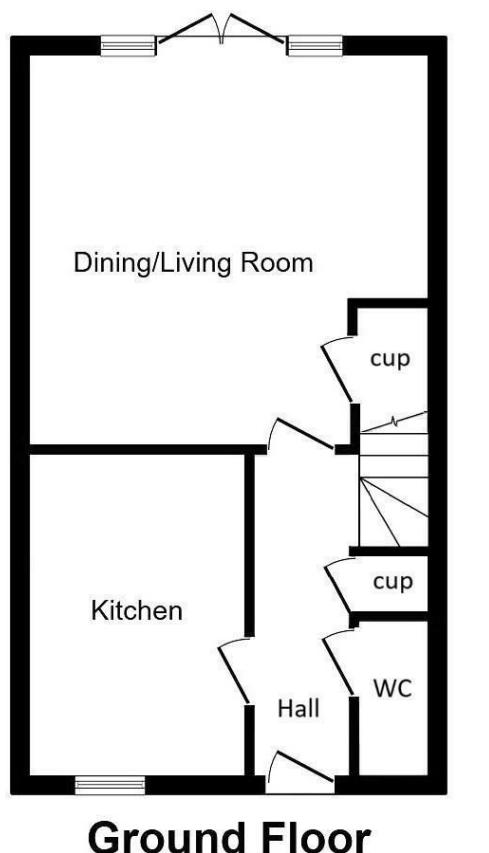
#### AML PROCEDURE

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.

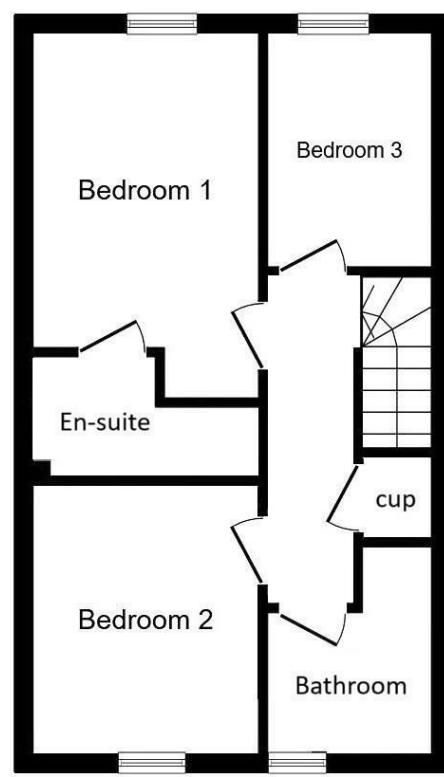


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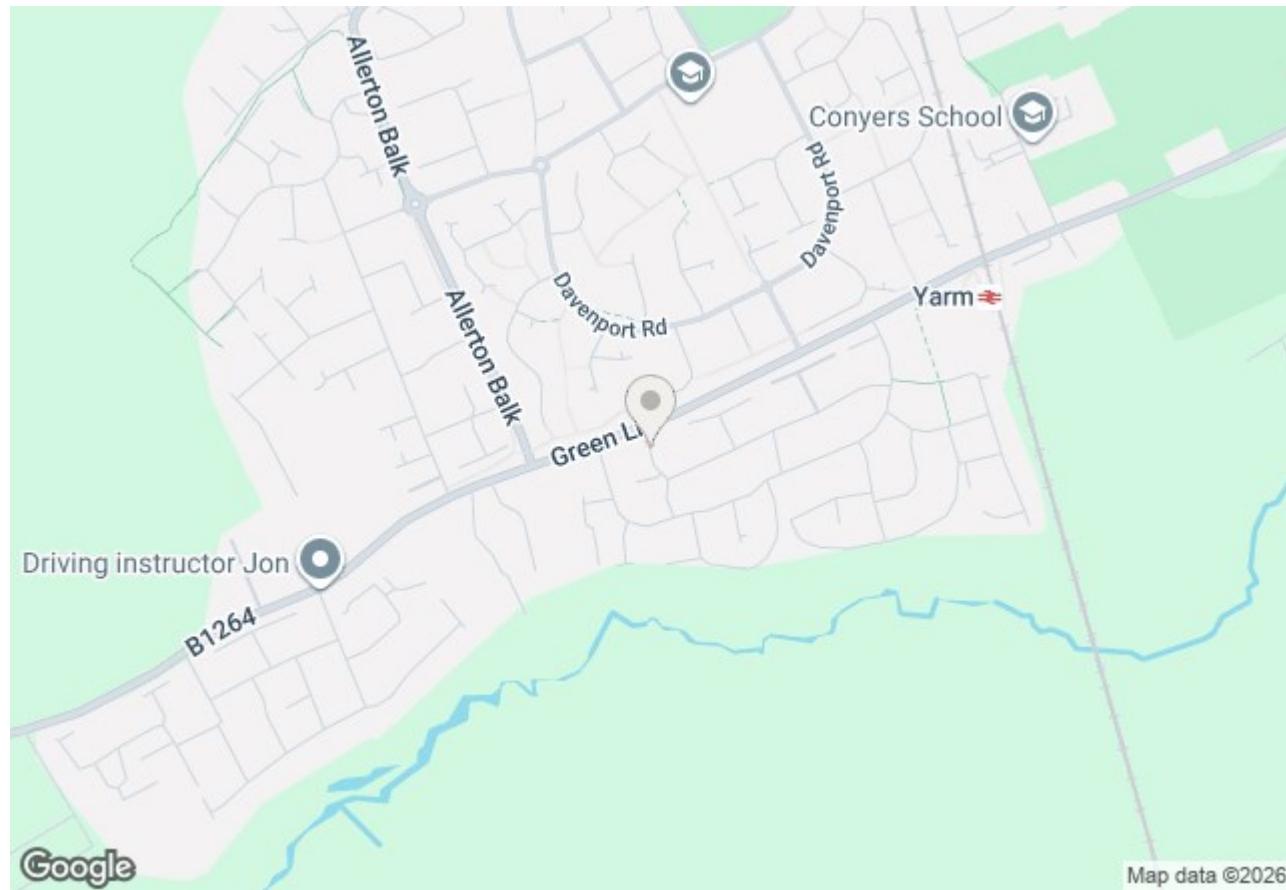
**Ground Floor**



**First Floor**

Total floor area 76.3 m<sup>2</sup> (821 sq.ft.) approx

Tel: 01642 248248



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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