



## Canon Grove, Yarm, TS15 9XE

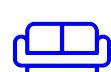
Situated in a cul de sac within one of Yarm's most sought after developments, this three bedroom detached property offers an excellent opportunity to create a wonderful family home. Located just a short stroll from Yarm's historic cobbled High Street, lined with independent shops, cafés and restaurants, this home combines a fantastic location with plenty of potential.

The accommodation briefly comprises an entrance hall, a comfortable lounge, and a spacious kitchen/dining area leading through to a bright conservatory. Upstairs, there are three bedrooms, including a master bedroom with fitted wardrobes, all served by the family bathroom. The home benefits from gas central heating and double glazing throughout.

Outside, the property enjoys gardens to front, side and rear, a long driveway and a single detached garage with a useful workshop to the rear. Set on a corner plot, the home offers scope for personalisation and modernisation to suit your own style.

Within easy reach of highly regarded junior and secondary schools, as well as excellent local shopping facilities, this property presents a rare opportunity to secure a home in one of Yarm's most desirable residential areas.

£225,000

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HALL

LOUNGE

13'9" x 12'6" (4.19m x 3.81m)

KITCHEN/DINING ROOM

15'7" x 10'11" (4.75m x 3.33m)

CONSERVATORY

11'7" x 8'1" (3.53m x 2.46m)

LANDING

BEDROOM ONE

12'4" x 8'6" (3.76m x 2.59m)

BEDROOM TWO

10' x 9'1" (3.05m x 2.77m)

BEDROOM THREE

9' x 6'10" (2.74m x 2.08m)

BATHROOM

6'1" x 6'1" (1.85m x 1.85m)

#### 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.

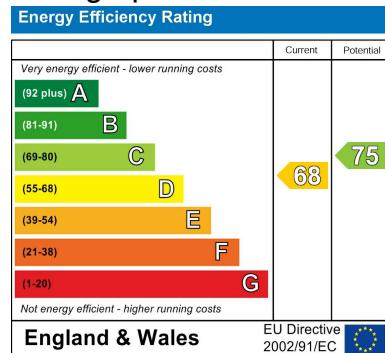




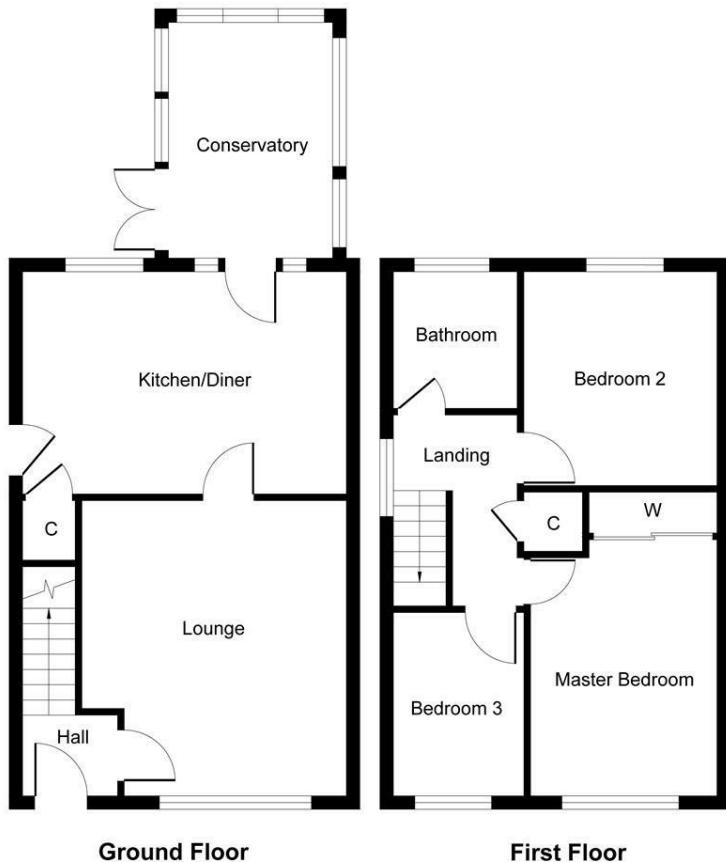
## Map



## EPC graph



## Floor Plan



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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## VIEWING

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

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