



## 34 THE ROYD, YARM, TS15 9HU

- ▲ Spacious Three Bedroom Detached Bungalow
- ▲ Favoured Location Within The Town
- ▲ Lounge Opening To A Dining Area
- ▲ Fitted Kitchen With Rangemaster
- ▲ Modern Bathroom With Shower
- ▲ Not Overlooked From The Rear
- ▲ Generous Lawned Gardens/Street Parking
- ▲ Viewing High Recommended
- ▲ Available mid May Unfurnished
- ▲ No Smokers Or Housing benefit. Bond £750



Residential Lettings

Rent: £650 Per Calendar Month Bond: £750.00

Michael Poole  
property consultants

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

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## GROUND FLOOR

**SIDE PORCH - 5.03m x 1.52m (16'6" x 5')**

Access door. This space can be utilised as required.

**L-SHAPED HALLWAY -** Two storage cupboards and access to the boarded and insulated loft space with light.

**LOUNGE - 4.8m x 4.04m (15'9" x 13'3")**

Wall mounted gas fire. Opens to...

**DINING ROOM - 3.35m x 2.87m (11' x 9'5")**

Dual aspect and French doors give direct access to the rear garden.

**KITCHEN - 3.7m x 3.48m (12'2" x 11'5")**



Gas range master, integrated fridge freezer and a washing machine.

**BEDROOM ONE - 4.3m x 2.95m (14'1" x 9'8")**

**BEDROOM TWO - 2.92m x 2.64m (9'7" x 8'8")**

Two double glazed velux roof windows and a cupboard housing the wall mounted gas central heating boiler.

**BEDROOM THREE - 3.5m x 2.44m (11'6" x 8')**

**BATHROOM/WC -** White three piece suite with a corner bath and a shower enclosure with an electric shower.

## EXTERNALLY



**GARDENS -** Generous lawned gardens to the front and rear. The deep front garden has a pathway. The enclosed rear garden is access via a side gate, is not overlooked and incorporates lawn, shed and borders. Please note the garage is excluded from the let but parking is provided for residents at the entrance of The Royd.

**AGENTS REFERENCE -** KW/JV/ING170189/09082017

**BOOK YOUR VIEWING -** Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday.

**TO VIEW:** Contact our Ingleby Barwick office on

Tel: **01642 763636**



tel: **01642 649 649** email: [lettings@michaelpoole.co.uk](mailto:lettings@michaelpoole.co.uk)

To apply for this property please email or call Michael Poole using the above details

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	72
(55-68)	D		
(39-54)	E		

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