



## 2 SYBILIA GROVE, GREEN LANE, YARM, TS15 9GB

- ▲ An Exceptional Five Double Bedroom Home By Bellway Homes
- ▲ Extensively Upgraded Over & Above the Original Builder's Specification
- ▲ Gas Central Heating System (With The Kitchen/Dining/Family Area Also Having Underfloor Heating) Double Glazing & A Security System Including CCTV
- ▲ South Facing, Lawned Gardens, Double Width And A Double Garage
- ▲ Well Positioned for Access to Popular Junior & Secondary Schooling, Yarm Railway Station & The A19
- ▲ Offered Unfurnished With Availability From Late November 2018
- ▲ AN EARLY VIEWING IS HIGHLY



Residential Lettings

Rent: £1,650 Per Calendar Month Bond: £1,750

Michael Poole  
property consultants

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

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A stunning five double bedroom family/executive home offered for sale with the benefit of NO ONWARD CHAIN. The property was constructed by Bellway Homes in 2017 to the popular 'Kettlewell Design' and enjoys a delightful position within the highly regarded Conyers Green development in Yarm. This delightful house has the remainder of the 10 year NHBC Warranty in place and has been extensively upgraded over and above the original builder's specification with high quality fittings and tasteful decor throughout. Warmed by a gas central heating system (with the Kitchen/Dining/Family Area also having underfloor heating) and proving double glazing and a security system including CCTV. The property enjoys a southerly aspect to the rear, attractive lawned gardens, double width block paved driveway and a double garage. The internal accommodation briefly comprises: Reception Hallway, Cloakroom/WC, Lounge, Study, 34ft Kitchen/Dining/Family Area and Utility Room. The first floor galleried Landing leads to five double bedrooms, all having 'Hammonds' fitted furniture and two offer En-Suite



Shower Rooms. In addition, there is a Family Bathroom with white suite and separate shower. The property is well positioned for access to popular junior and secondary schooling, Yarm Railway Station and the A19 road network, whilst being approximately 1.5 miles from the cosmopolitan Yarm High Street.

**TO VIEW:** Contact our Yarm office on  
Tel: **01642 788878**



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

In order to apply for this or any other properties through Michael Poole, you will have to pay an administration fee. This consists of :  
 £180 for a single person application  
 £250 for a joint application  
 £70 extra for each additional applicant  
 £50 Guarantor application  
 £300 Company application

The application fee is used to carry out Referencing and Credit checks to confirm suitability.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		86	93