

LIMPTON GATE, YARM, TS15 9JA



- ▲ A Spacious Detached Family Home Originally Designed with A Four Bedroom Layout, Now Altered to Three Generous Bedrooms
- ▲ The Master Bedroom with En-Suite Shower Room Was Originally Split into Two Bedrooms
- ▲ Occupying A Surprisingly Generous Plot with Pleasant Open Aspect Over Playing Fields to The Rear
- ▲ Positioned Within the Popular Spitalfields Development, Close to Highly Regarded Junior & Secondary Schooling

- ▲ Generous Lounge/Dining Room with Electric Fire in A Feature Surround & Having Patio Doors to The Rear Garden
- ▲ Kitchen with Fitted Units & Built-In Oven & Hob Together with A Versatile Study
- ▲ Family Bathroom with White Suite & Ground Floor Cloakroom/WC
- ▲ Lawned Gardens to Front & Rear, Driveway & Single Garage
- ▲ Gas Central Heating System & Double Glazing

£275,000

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Occupying a surprisingly generous plot with pleasant open aspect over playing fields to the rear and positioned within the popular Spitalfields development, close to highly regarded junior and secondary schooling, a spacious detached family home originally designed with a four-bedroom layout, now altered to three generous bedrooms.

GROUND FLOOR

ENTRANCE HALLWAY

STUDY - 3.18m x 2m (10'5" x 6'7")

LOUNGE/DINER - 6.55m x 4.27m (21'6" x 14')

KITCHEN - 4.04m x 2.97m (13'3" x 9'9")

SIDE LOBBY

CLOAKROOM/WC - 1.96m x 1.24m (6'5" x 4'1")

FIRST FLOOR

LANDING

BEDROOM ONE - 5.94m (19'6") reducing to 4.5m (14'9") x 3.18m (10'5")

Fitted wardrobes. (Formerly two bedrooms, now combined into one).

EN-SUITE - 1.93m x 1.68m (6'4" x 5'6")

BEDROOM TWO - 3.5m x 3.23m (11'6" x 10'7")

Fitted wardrobes to one wall with a further built-in wardrobe.

BEDROOM THREE - 3.23m (10'7") x 2.34m (7'8") plus recess

Built-in wardrobe.

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BATHROOM - 2m x 1.68m (6'7" x 5'6")

EXTERNALLY

GARDENS & GARAGE - Lawned front garden with a driveway providing generous off-street parking and leading to the single garage with up and over door, power points and lighting. The extensive rear garden enjoys a pleasant open aspect overlooking school playing fields. The garden itself is mainly laid to lawn with a good variety of shrubs and a timber shed.

AGENTS REF: - MH/LS/YAR230276/26092023

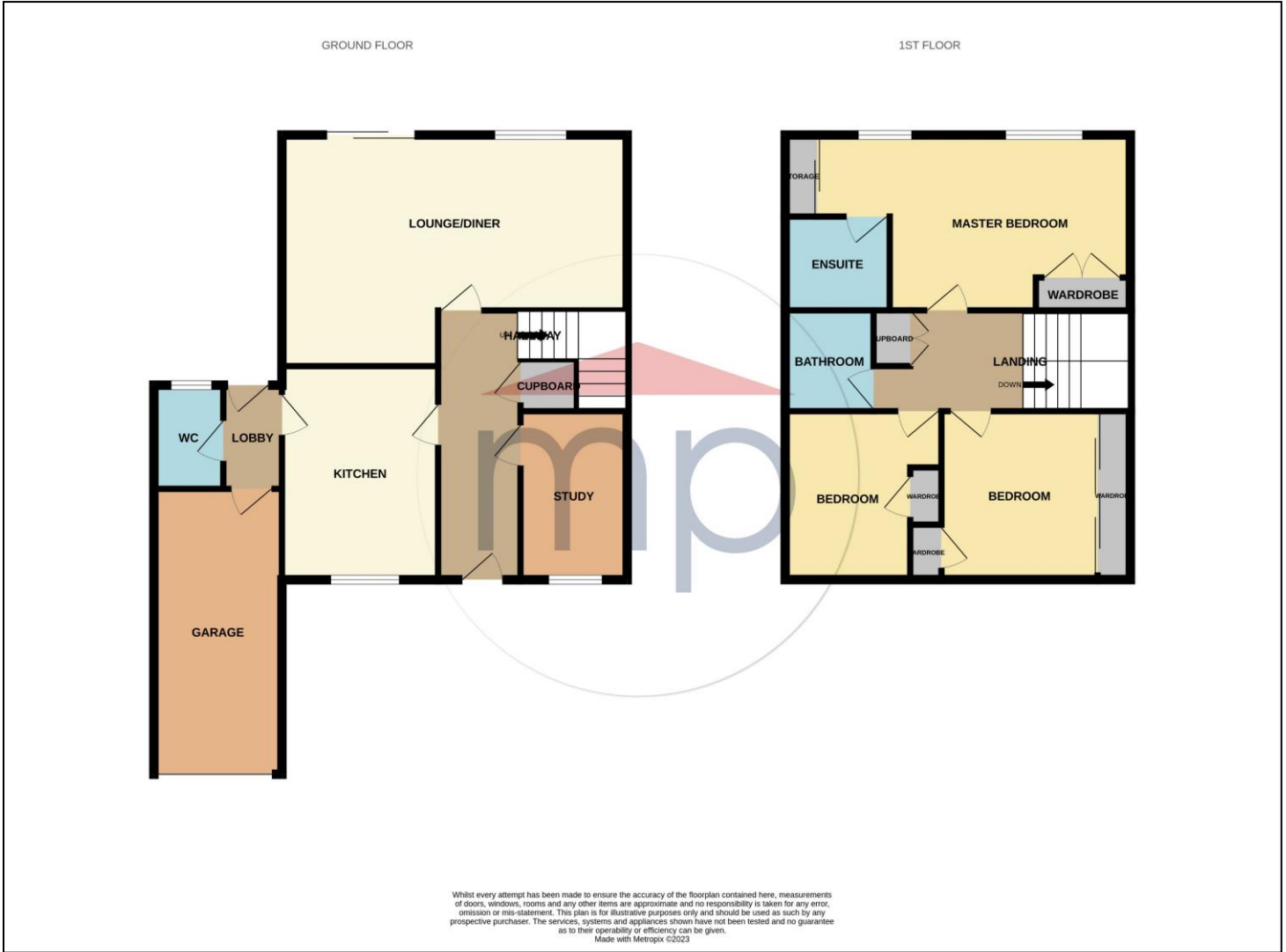
Council Tax Band: D **Tenure:** Freehold

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Tel: **01642 788878**

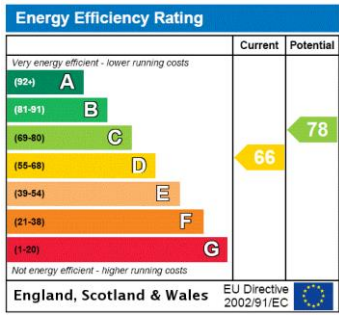
A photograph of the Michael Poole property consultants storefront at night. The building has a prominent blue neon sign that reads 'Michael Poole property consultants'. The windows are illuminated from within, showing property listings and office equipment.

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