



A rarely available three double bedroom penthouse apartment offering tastefully presented and deceptively spacious accommodation laid out over two floors. Enjoying a delightful aspect overlooking the River Tees and open farmland to the front. Comprises hall, spacious living room with French doors and Juliette balcony, refitted kitchen with range of integrated appliances, redesigned bathroom with white suite, two double bedrooms on the lower level with the principal bedroom suite being on the upper level and having a dressing room and en-suite shower room. The upper level also provides a further lounge/dining room which is a particularly attractive feature of the property. Warmed by a gas central heating system and providing double glazing and allocated parking. Delightful central Yarm location which allows access to host of excellent amenities on the cosmopolitan High Street. A stunning executive home which must be viewed to be fully appreciated.





ELIAS WYND

ENTRANCE - Communal ground floor entrance with staircase to the second floor.

LOWER LEVEL

HALLWAY - With two built-in storage cupboards, radiator, coved ceiling and downlighting.

LIVING ROOM - 5.54m plus recess x 3.86 (18'2" x 12'8")

With two radiators, double glazed window to the side and double-glazed French doors with a Juliet balcony enjoying river views. Feature vaulted ceiling and staircase to the Upper Level.

KITCHEN - 3.4m x 2.36m (11'2" x 7'9")

Redesigned with an attractive range of wall and floor units incorporating a one and a half bowl inset sink unit. Built in breakfast bar, radiator, double glazed window and downlighting. Built in oven, ceramic hob and extractor fan. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted Worcester boiler enclosed 2 in unit.

BEDROOM TWO - 4.85m x 2.84m (15'11" x 9'4")

Radiator, double glazed window and coved ceiling.

BEDROOM THREE - 3.45m x 3.3m (11'4" x 10'10")

Radiator, double glazed window and coved ceiling.

BATHROOM - 1.98m x 1.65m (6'6" x 5'5")

Refitted white three-piece suite comprising; panelled bath with shower above and screen, wash hand basin in vanity unit and low level WC. Tiled walls and chrome effect heated towel rail.

UPPER LEVEL

LOUNGE/DINING ROOM - 6.99m x 3.84m (22'11" x 12'7")

Spacious and versatile living area with two radiators, built in storage cupboard and two Velux windows.

BEDROOM ONE - 4.42m x 3.7m (14'6" x 12'2")

Radiator and Velux roof window.

DRESSING ROOM - 2.1m x 1.32m (6'11" x 4'4") to robes.

Fitted wardrobes and cupboard to one wall. Radiator and door to fire emergency exit staircase.

EN-SUITE SHOWER ROOM - 2.3m x 2.08m (7'7" x 6'10")

Tiled shower enclosure, pedestal wash hand basin and low-level WC. Part tiled walls, tiled floor and chrome effect heated towel rail.

EXTERNALLY - Communal gardens together with an allocated car parking space.

TENURE: - Leasehold

COUNCIL TAX BAND - E

AGENTS REF: - DJC/GD/YAR230373/18122023

VIEWING: By appointment through our Yarm office on Tel: 01642 788878

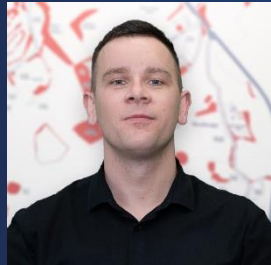




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LOWER LEVEL

UPPER LEVEL



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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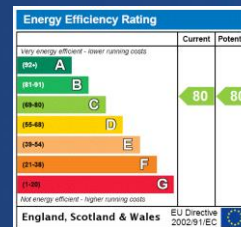
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