

THIRSK ROAD, YARM, TS15 9HD



- ▲ A Four Bedroom Detached Dormer Bungalow Enjoying a Prime Position in This Sought After Yarm Location
- ▲ Occupying A Generous Plot Which Extends to Approximately 0.41 acres, Backing onto Yarm Tennis Courts
- ▲ The Property Does Require Modernisation, However the Plot Could Offer Development Potential Subject to Planning Consents
- ▲ Extensive Lawned Gardens to Front & Rear & Driveway Providing Generous Off-Street Parking
- ▲ Lounge & Separate Dining Room, Kitchen, Sunroom & Ground Floor Shower Room
- ▲ Two Bedrooms on The Ground Floor with Two Further First Floor Bedrooms
- ▲ Gas Central Heating System & Partial Double Glazing Offered For Sale with The Benefit of NO ONWARD CHAIN
- ▲ Well Placed for Access to Highly Regarded Junior & Secondary Schooling, Transport Links & The Cosmopolitan High Street

£650,000

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Offered for sale with the benefit of no onward chain, a four-bedroom detached dormer bungalow enjoying a prime position in this sought after Yarm location occupying a generous plot which extends to approximately 0.41 acres, backing onto Yarm tennis courts. The property does require modernisation; however, the plot could offer development potential subject to planning consents.

GROUND FLOOR

ENTRANCE HALLWAY - With entrance door, radiator, solid wood flooring, under stairs cupboard and staircase to the first floor.

LOUNGE - 4.45m (14'7") x 4.27m (14') Measured into bay
Living flame effect gas fire set in a feature surround with inset and hearth. Bay window to the front, side window, radiator, and coved ceiling.

DINING ROOM - 5.03m (16'6") x 3.66m (12') Measured into bay

Gas fire with mantel over, inset and hearth. Side bay window, cast iron radiator and coved ceiling.

KITCHEN - 3.7m (12'2") reducing to 2.4m (7'10") x 3.35m (11')

With a range of fitted units including a double drainer stainless steel sink unit. Electric cooker point, two double glazed windows and heated towel rail.

SUNROOM - 4.1m x 2.57m (13'5" x 8'5")

Single glazed with access door to the side. Plumbing for automatic washing machine and built-in store.

BEDROOM ONE - 4.37m (14'4") x 4.27m (14') Measured into bay

Bay window to the front, radiator, and picture rail.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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BEDROOM TWO - 4.37m (14'4") x 3.05m (10') Measured into bay

Double glazed bay window to the rear, radiator, and picture rail.

SHOWER ROOM - 2.72m x 1.96m (8'11" x 6'5")

Shower enclosure, pedestal wash hand basin and low-level WC. Part tiled walls, two double glazed windows and heated towel rail.

FIRST FLOOR

LANDING - With radiator and Velux roof window.

BEDROOM THREE - 4.88m (16') x 3.89m (12'9") reducing to 2.51m (8'3")

Radiator, double glazed window, and eaves storage.

BEDROOM FOUR - 3.89m x 2.16m (12'9" x 7'1")

Radiator and double glazed window.

EXTERNALLY

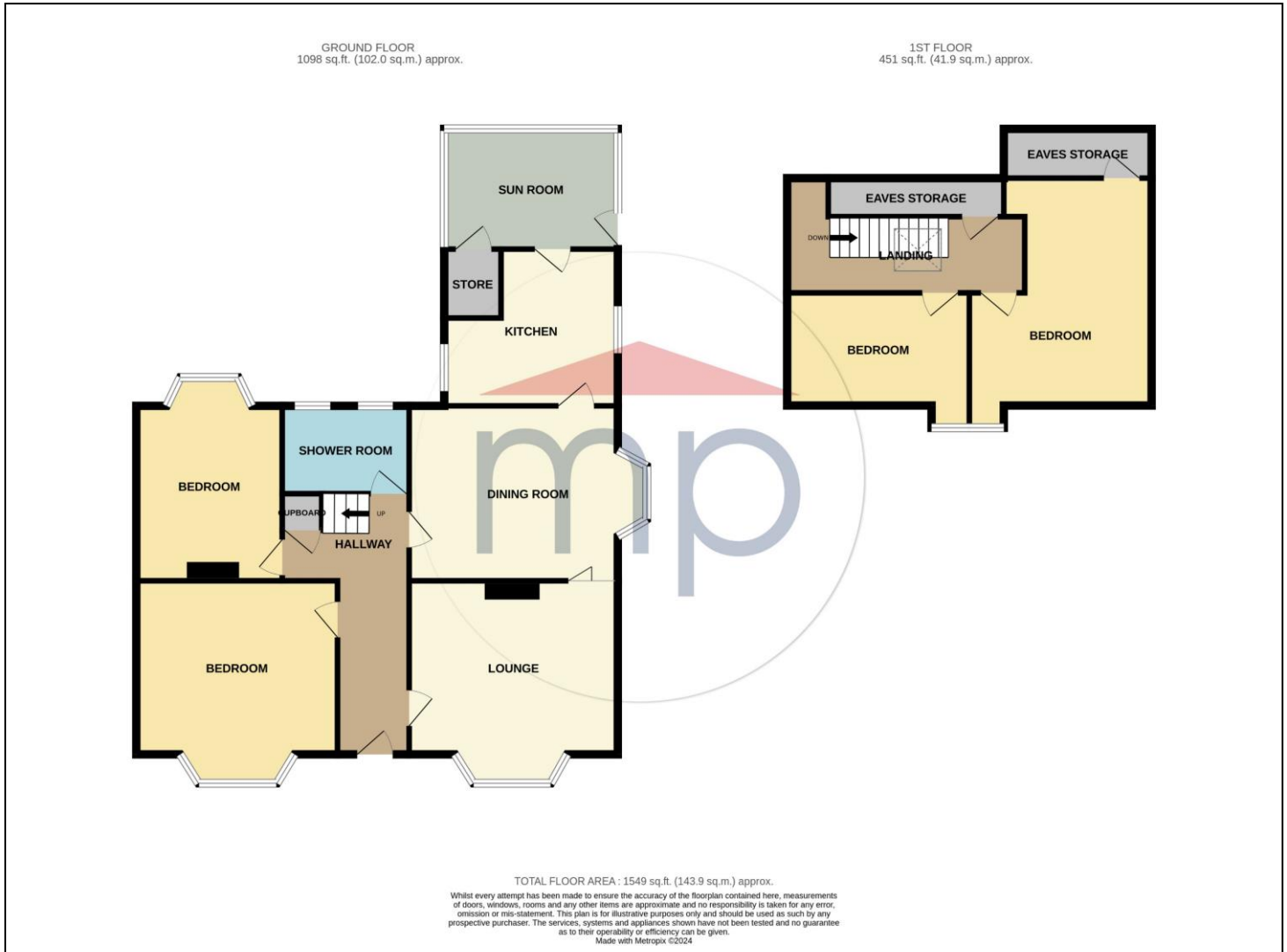
GARDENS & PARKING - The property occupies a substantial plot which extends to 0.41 acres. There is a generous lawned front garden with established trees and shrubs. A long gravelled driveway provides off street parking for a number of vehicles. The rear garden has further extensive lawns together with a variety of trees and shrubs. In addition, there is a greenhouse, timber shed and dilapidated garage.

AGENTS REF: - DC/LS/YAR240140/23042024

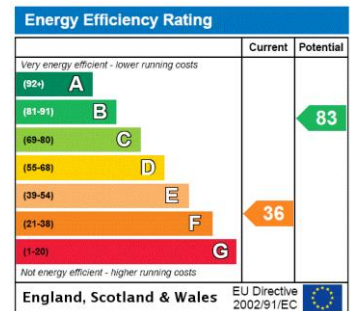
Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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