GowlandWhite



Knaith Close, Yarm, TS15 9TL

Offered to the market with no onward chain, this well presented, three bedroom semi-detached home has been recently refreshed throughout, making it an ideal purchase for first time buyers, young families, or those seeking a property ready to move straight into.

The accommodation briefly comprises an entrance porch leading into a spacious kitchen/dining room. To the rear, the comfortable lounge offers a welcoming space to relax and entertain with French doors leading out to the garden.

To the first floor are three bedrooms and a contemporary family bathroom, recently updated to create a fresh and modern finish. Further improvements include new flooring, fresh decoration throughout, allowing prospective purchasers to easily make the property their own.

Externally, the property enjoys a lawned front garden alongside a driveway providing off street parking and access to the detached single garage. The enclosed rear garden features both patio and lawned areas, perfect for outdoor dining and family enjoyment, with direct access to the garage.

Situated on the highly sought-after Layfield Estate in a cul de sac, the property is ideally positioned for families, lying within easy reach of Layfield Primary School and Conyers School. A pleasant walk leads to the vibrant Yarm High Street, renowned for its excellent selection of shops, bars, cafés and restaurants. Local amenities are also available on the estate itself, while Yarm Train Station and excellent road links make commuting convenient.

£190,000

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PORCH

KITCHEN
15'8" x 8'10" (4.78m x 2.69m)

LOUNGE
15'8" x 9'1" (4.78m x 2.77m)

LANDING

BEDROOM ONE
9'3" x 8'11" (2.82m x 2.72m)

BEDROOM TWO
8'11" x 8'7" (2.72m x 2.62m)

BEDROOM THREE
6'7" x 6'3" (2.01m x 1.91m)

BATHROOM
6'9" x 5'4" (2.08m x 1.65m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





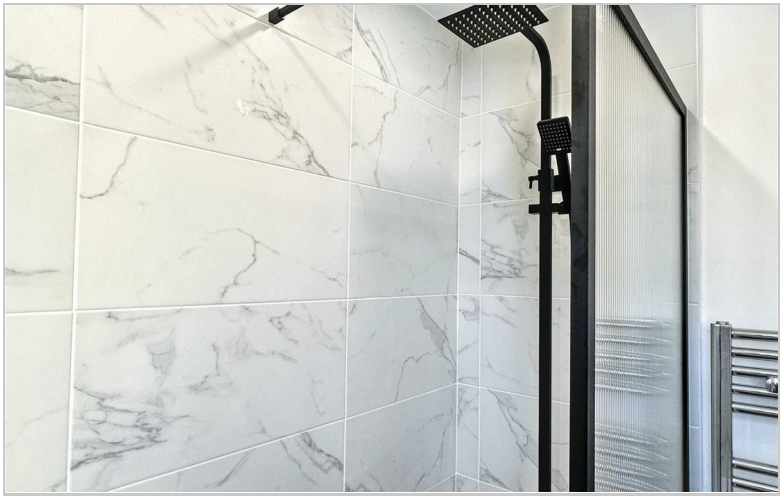








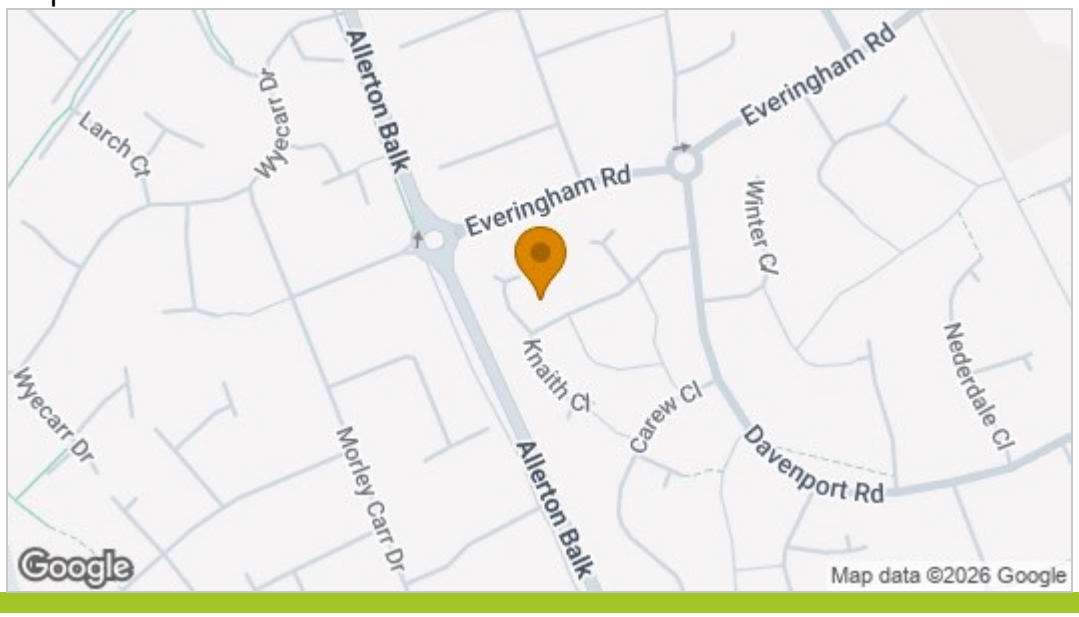


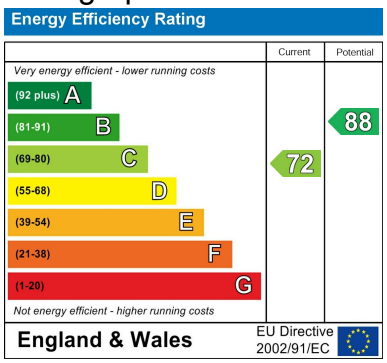




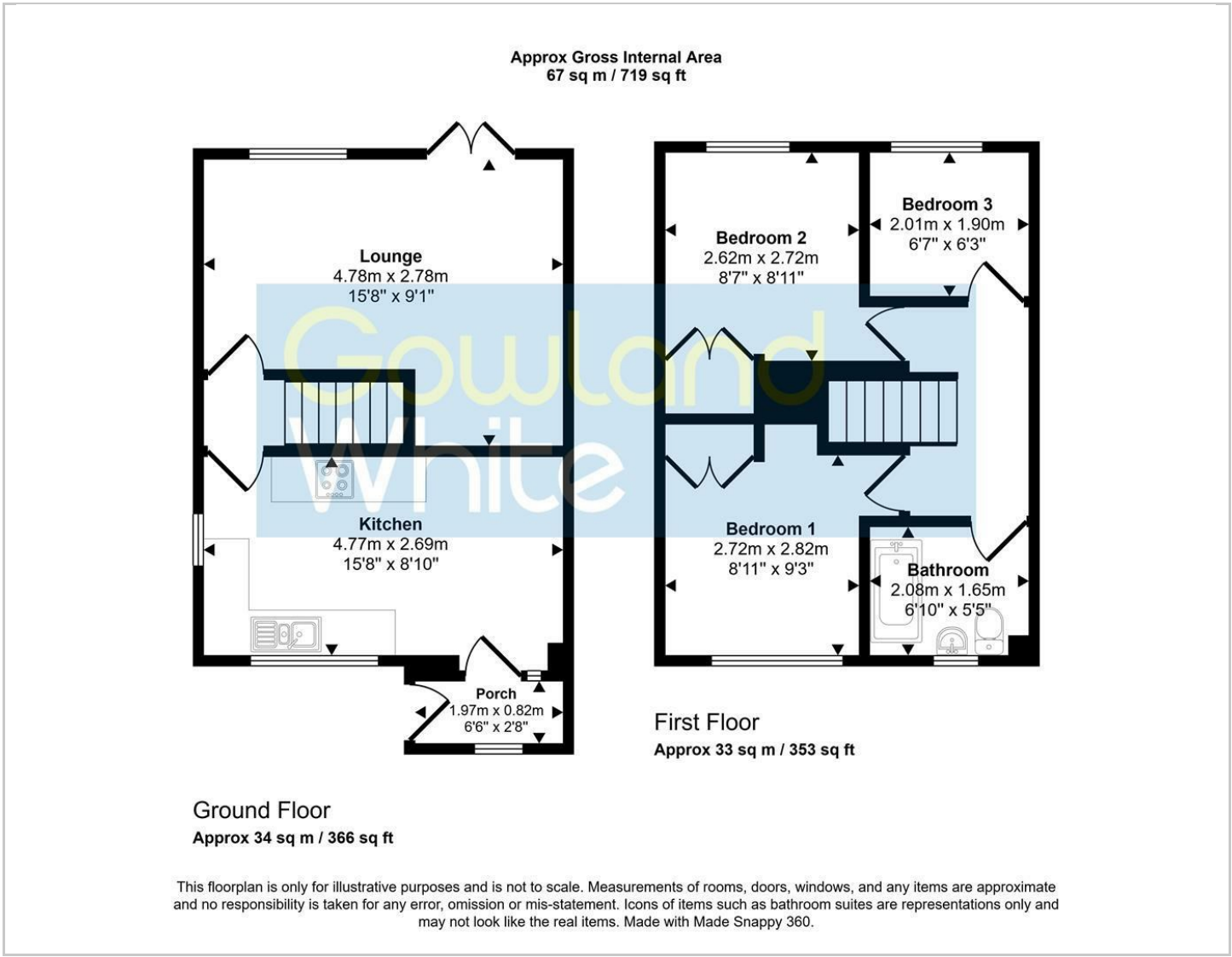
Map



EPC graph



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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