



## Valley Drive, Yarm, TS15 9JQ

**NO CHAIN!** This is an exceptional and rare opportunity to purchase a unique and distinctive split level detached residence set within a mature 0.19 acre plot amidst a collection of substantial family homes dating from the late 1960s to the early 1970s. Located on Valley Drive, one of Yarm's prestigious neighborhoods, the property benefits from close proximity to the quaint cobbled high street of Yarm. This enviable location boasts a vibrant market town ambiance with a variety of thriving independent shops, delicatessens, artisan eateries, restaurants and more. Conveniently connected to a multitude of North East attractions and for ease of commute, Yarm Railway Station is less than 2 miles where regular trains to Saltburn, York and Manchester Airport are in operation.

Internally the accommodation has been meticulously transformed to now present a stunning interior. The focal point of the residence is the 29-ft lounge, seamlessly connected to a split-level dining room which is fitted with twin bi-folding doors that open onto an elevated and picturesque patio terrace. A modern and sleek kitchen, complete with fully integrated appliances, a cloakroom/WC, an inner hall leading to the master bedroom with a spiral staircase to the mezzanine level, a second double bedroom, and a contemporary family bathroom complete the living spaces. The property is equipped with gas central heating and UPVC double glazing.

Approaching Valley Drive, a spacious three-car concrete print driveway with an adjacent double garage welcomes you. Landscaped and pot-planted gardens surround the front door, accessed via steps. The property also features a distinctive elevated front terrace, providing a delightful outdoor seating area to sit and enjoy summer evenings.

To the rear is a tiered lawn and patio garden bordered by well established trees.

Homes of this calibre are seldom available, making an early viewing highly recommended.

Asking Price £392,000





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## HALL

## LOUNGE

11'7" x 29" (3.53m x 8.84m)

## DINING

11'10" x 9" (3.61m x 2.74m)

## CLOAKS/WC

4" x 8'8" (1.22m x 2.64m)

## KITCHEN

13" x 8'8" (3.96m x 2.64m)

## BEDROOM ONE

15'5" x 8'10" (4.70m x 2.69m )

## BEDROOM TWO

9'7" x 12'1" (2.92m x 3.68m)

## BATHROOM

5'7" x 8'12" (1.70m x 2.44m)

## 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.

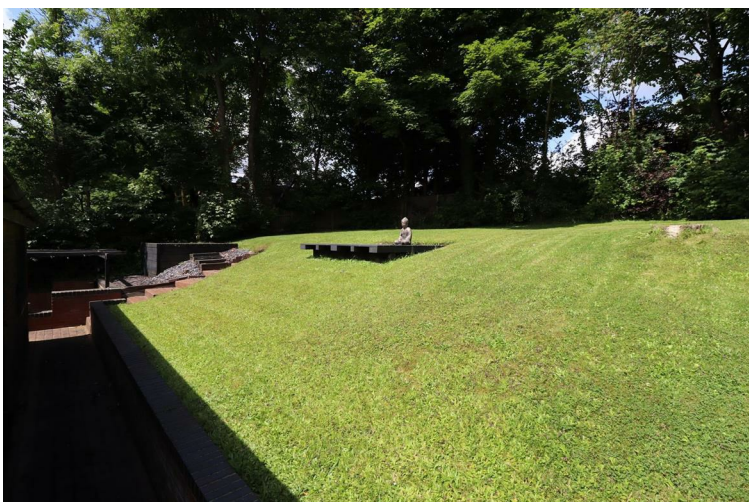
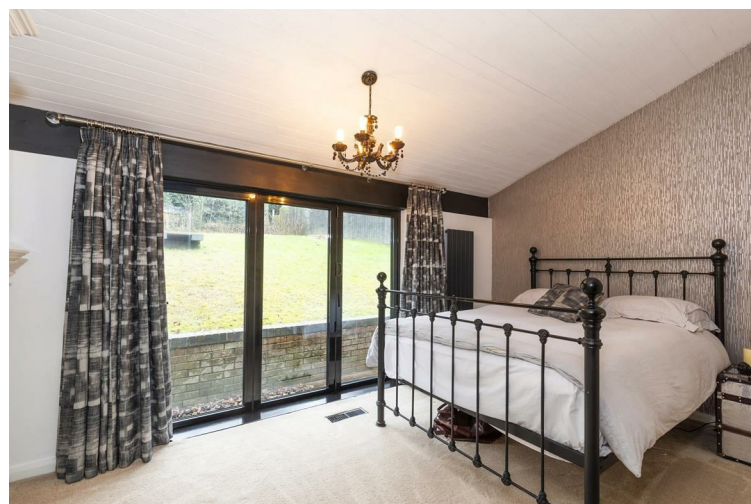
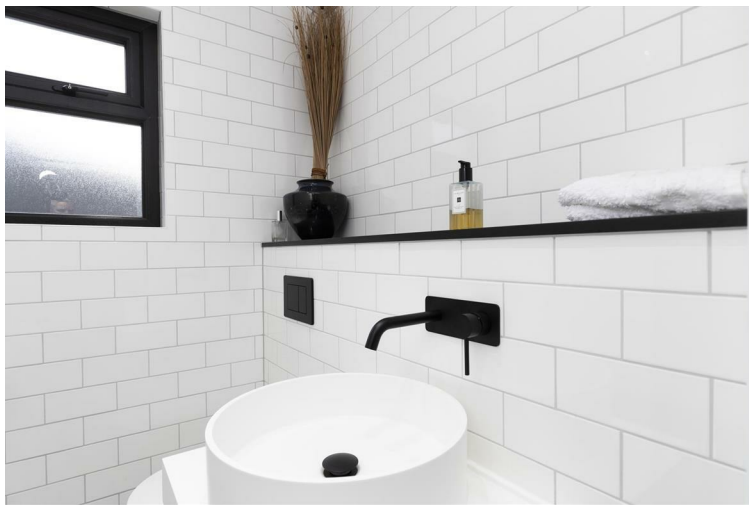








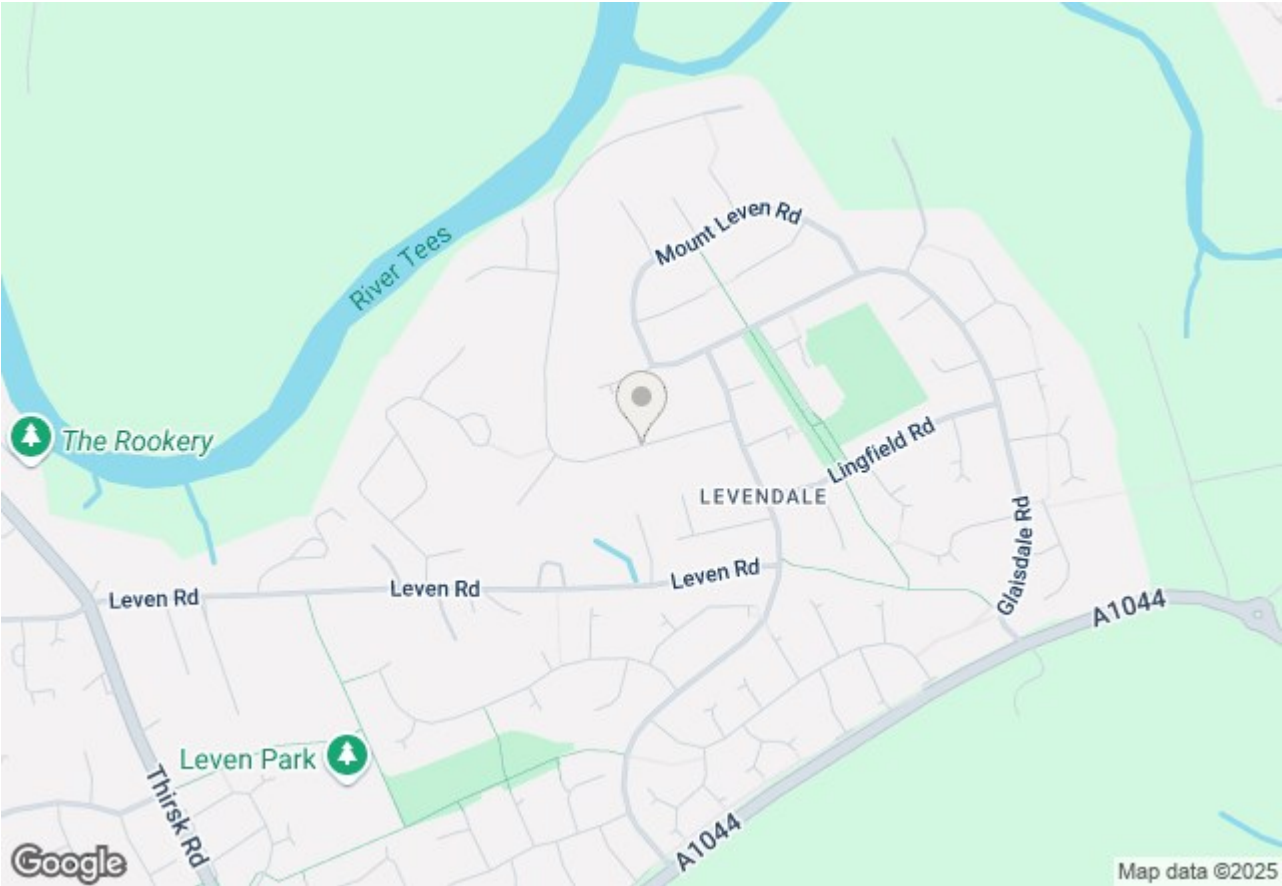
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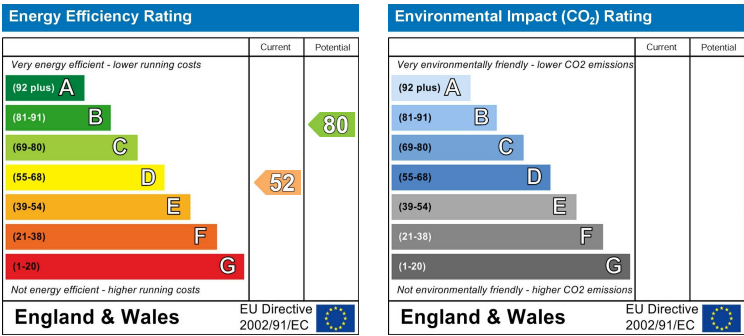
Tel: 01642 248248



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## VIEWING

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

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