



Knaith Close, Yarm, TS15 9TL

This extended and appealing three bedroom detached house, with a detached garage is located in the sought after area of Yarm and is available with NO ONWARD CHAIN.

The accommodation features a generously sized lounge with glass door leading to the rear garden with decking and patio area. Additionally, there's a dining room with patio doors accessing the front lawned garden with mature shrubs offering a sunny aspect, and a galley kitchen equipped with a variety of fitted units, a built-in oven and hob, as well as a breakfast bar. Upstairs, you'll discover three double bedrooms, two of which include fitted wardrobes, along with a family bathroom complete with a shower over the bath. This property also benefits from gas central heating and double glazing throughout.

Externally, to the front of the property is a large lawned garden and a long driveway which provides off-road parking for multiple cars, leading to a larger than average single garage. To the rear of the property, which is southerly facing, is large decked area and patio which enjoys the sunny aspect.

This property is conveniently close to top performing schools, shops, Yarm Medical Centre, and Yarm Train Station. It also offers excellent access to the vibrant Yarm High Street, renowned for its array of bars, restaurants, cafes, and relaxing riverside walks.

Offers In The Region Of £220,000



3



1



2



C

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LOUNGE

15'8" x 14'7" (4.8m x 4.45m)

DINING ROOM

16'9" x 8'2" (5.13m x 2.5m)

LOBBY

KITCHEN

20'9" x 7'1" (6.35m x 2.16m)

LANDING

BEDROOM ONE

15'10" x 11'8" (4.85m x 3.56m)

BEDROOM TWO

11'3" x 8'11" (3.43m x 2.74m)

BEDROOM THREE

11'5" x 8'9" (3.5m x 2.67m)

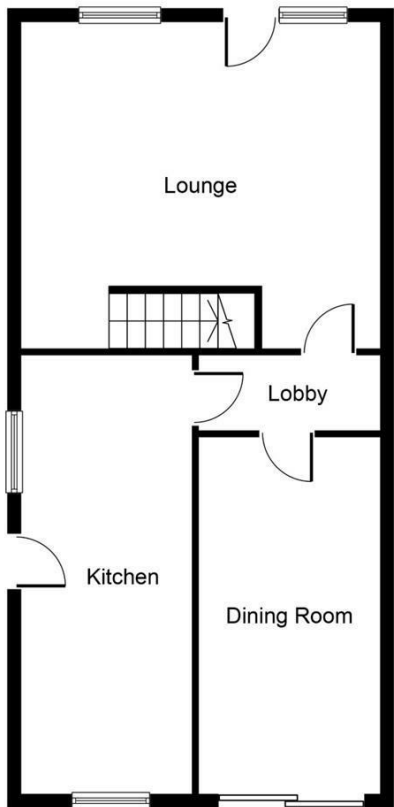
BATHROOM

8'3" x 6'6" (2.54m x 2m)

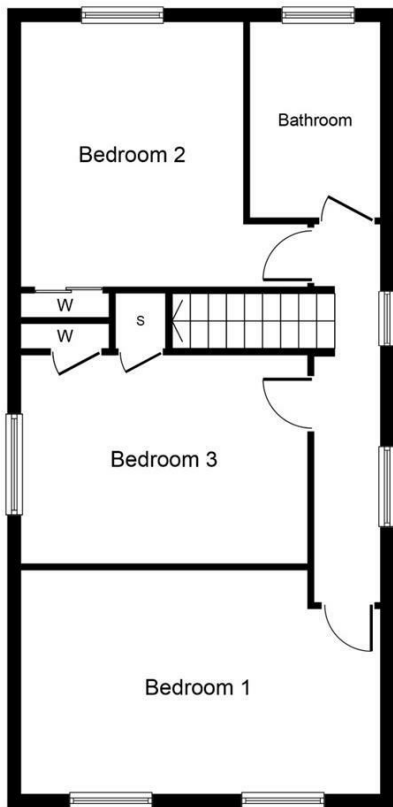




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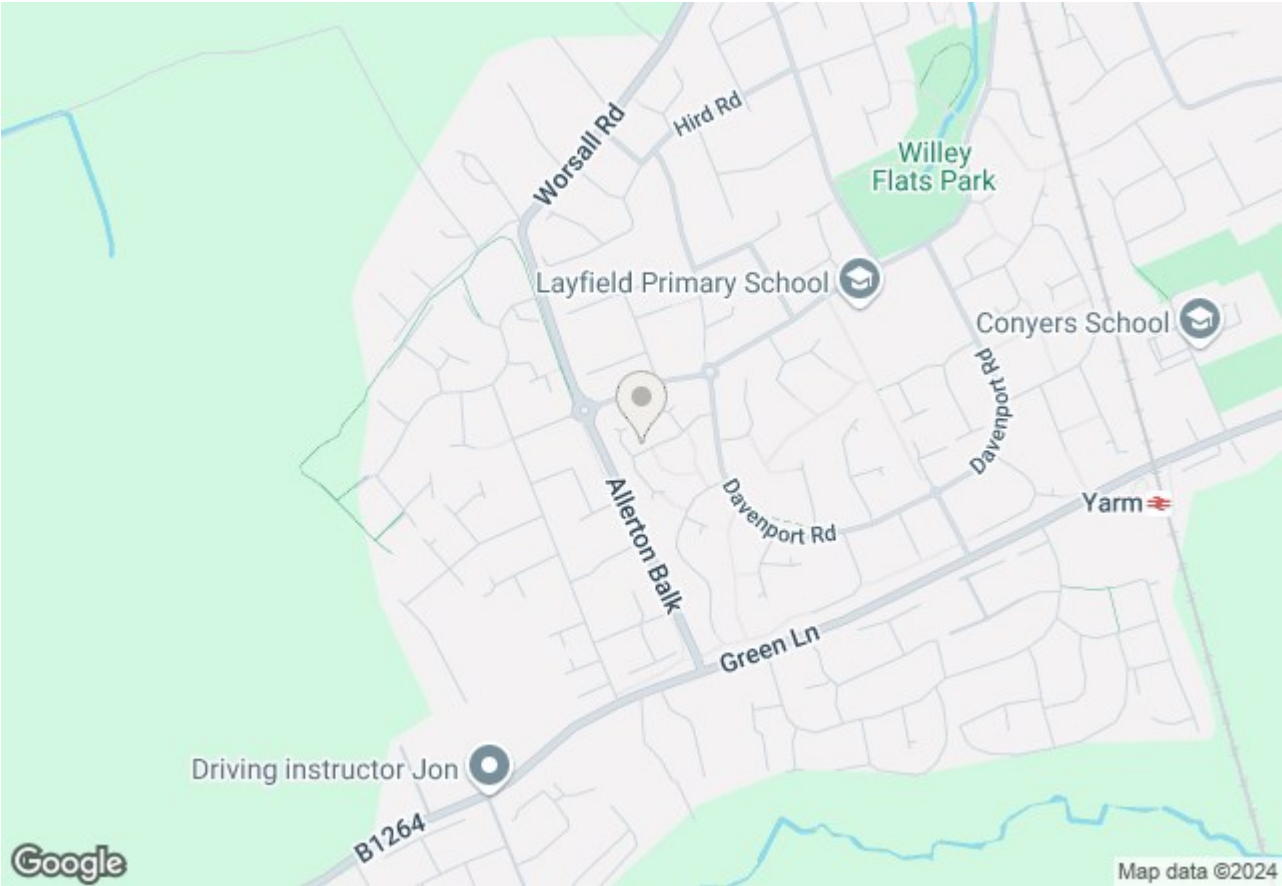
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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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