



The Slayde, Yarm, TS15 9HZ

Offered for sale with no onward chain, this immaculately presented three/four bedroom detached home has been thoughtfully redesigned and upgraded to an exceptional standard.

From the moment you step inside, you will immediately feel at home. The welcoming open plan lounge provides a bright and contemporary space to relax, featuring attractive LVT flooring, 'on trend' wall panelling and a seamless opening through to the dining room. The heart of the home is the beautifully re-fitted kitchen and dining area, fitted with an excellent range of modern units and enhanced by bi-folding doors that open directly onto the rear garden. Integrated appliances include a full length fridge and freezer, dishwasher, built-in oven and ceramic hob.

The ground floor also offers superb flexibility with a separate study that can easily serve as a fourth bedroom/playroom, complete with double glazed French doors leading to the garden, along with the convenience of a stylish cloakroom/WC.

Upstairs, there are three double bedrooms, with the master bedroom benefiting from high quality floor to ceiling fitted wardrobes. The luxurious re-modelled shower room has been finished to an impressive standard, fully tiled and featuring a large double shower enclosure with touch screen eco friendly shower fittings.

Externally, the rear garden has been landscaped for low maintenance with artificial grass and three separate patio areas, perfectly positioned to enjoy sunshine throughout the day during the summer months. To the front, a block paved driveway provides off-road parking for multiple vehicles and leads to a detached garage with a recently replaced roof, while an EV charging point adds further practicality for modern living.

Occupying a slightly elevated position within this highly sought-after location, the home is ideally placed for access to highly regarded primary and secondary schools and the popular High Street of Yarm where a vast range of restaurants and bars can be enjoyed.

Offers Over £300,000



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HALLWAY

LOUNGE

19'4" x 12'6" (5.89m x 3.81m)

KITCHEN

17'4" x 8'11" (5.28m x 2.72m)

DINING ROOM

9'7" x 8'3" (2.92m x 2.51m)

DOWNSTAIRS WC

7'2" x 3'10" (2.18m x 1.17m)

STUDY/BEDROOM FOUR

11'8" x 7'5" (3.56m x 2.26m)

LANDING

BEDROOM ONE

14'3" x 11'3" (4.34m x 3.43m)

BEDROOM TWO

9'6" x 9'4" (2.90m x 2.84m)

BEDROOM THREE

9'5" x 9'3" (2.87m x 2.82m)

BATHROOM

7'1" x 6' (2.16m x 1.83m)

AML PROCEDURE

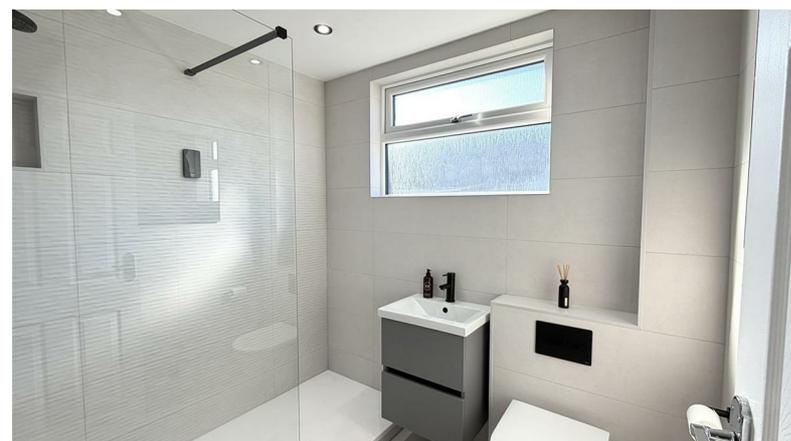
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each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



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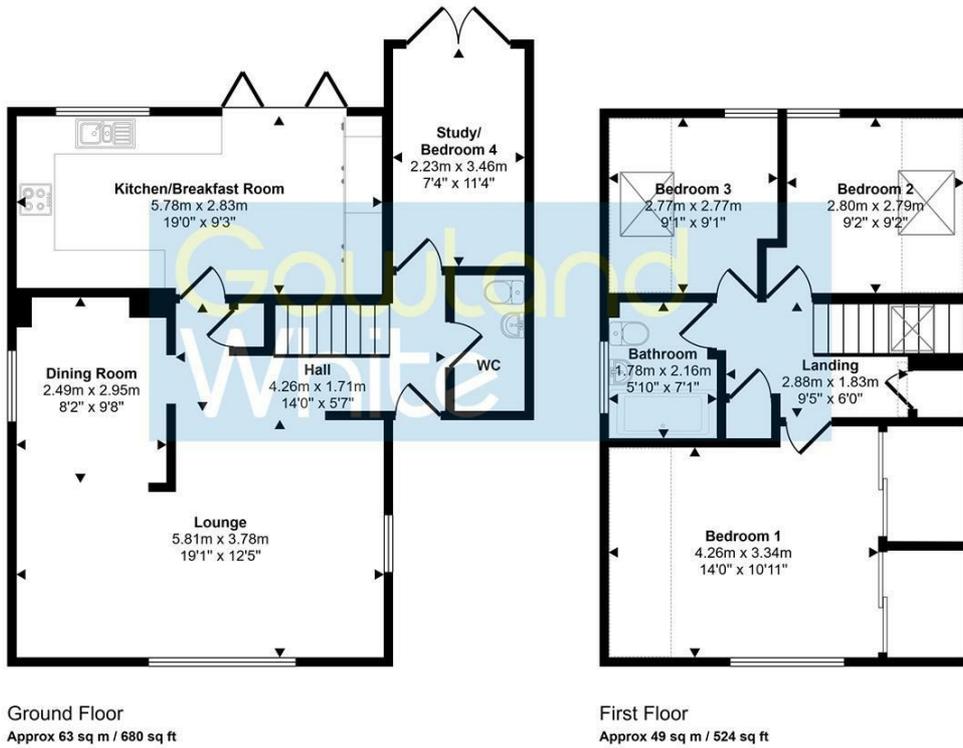
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Approx Gross Internal Area
112 sq m / 1204 sq ft



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.



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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

VIEWING

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

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