



High Street, Yarm, TS15 9AU

Offered with NO CHAIN, this charming Grade II Listed two bedroom period cottage is nestled in a sought after area in a prime position on Yarm High Street. This delightful home retains its original charm and character, whilst incorporating modern features for comfortable living.

Believed to have been built in the early 19th century, this well presented property offers a charming blend of historic character and modern amenities. The entrance lobby leads to a cosy lounge featuring an attractive stone fireplace with a living flame gas fire. The recently refitted kitchen includes shaker style units, Quartz worktops, a Belfast sink, a range cooker set in a beamed inglenook, freestanding fridge/freezer and integrated appliances including a washer/dryer, and dishwasher.

On the first floor, you'll find a spacious double bedroom and a luxurious shower room with a large shower cubicle. The second floor features a second bedroom with Velux windows providing scenic views across the rooftops. Renovations in recent years include rewiring, re-plumbing, a new heating system, a sprinkler system, and newly installed windows, ensuring the property is both comfortable and up to date.

Externally the property has a rear, decked courtyard space which provides an ideal outdoor relaxing area. Permit parking for the High Street is available.

This property provides excellent access to the vibrant Yarm High Street, known for its array of bars, restaurants, and cafes but also with pleasant riverside walks just a short distance away.

Offers In The Region Of £195,000



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ENTRANCE LOBBY

LOUNGE

11'5 x 12'0 (3.48m x 3.66m)

KITCHEN

8'3 x 11'5 (2.51m x 3.48m)

LANDING

BEDROOM ONE

12'1 x 11'4 (3.68m x 3.45m)

SHOWER ROOM

5'1 x 11'0 (1.55m x 3.35m)

LANDING

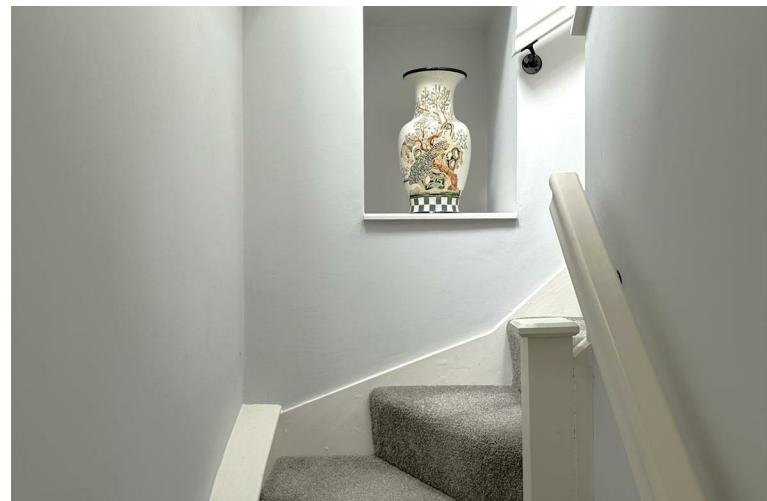
BEDROOM TWO

9'6 x 15'8 (2.90m x 4.78m)



Tel: 01642 248248

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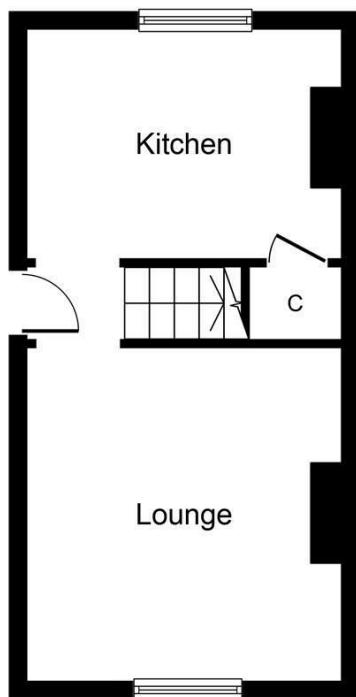


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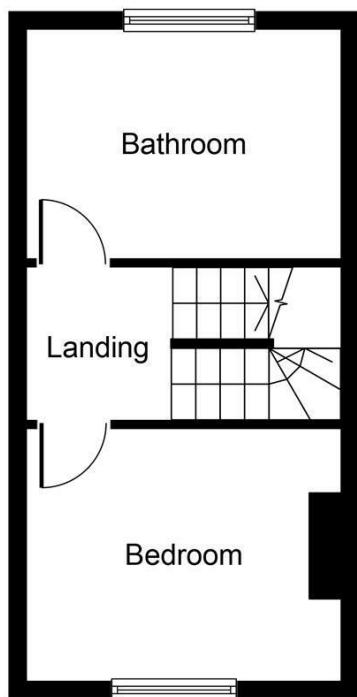
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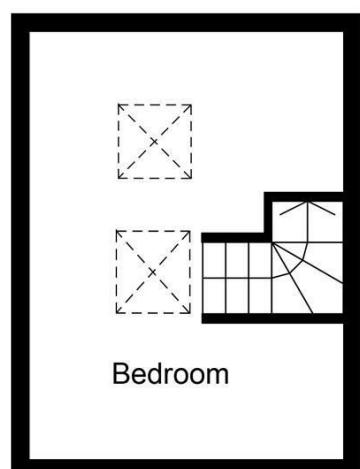
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Ground Floor



First Floor



Second 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		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.

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