



## The Slayde, Yarm, TS15 9HZ

An immaculate and beautifully presented link-detached home, extended and fully upgraded to an exceptional standard. Refurbished in 2020 with great attention to detail both internally and externally, the property offers stylish, modern living combined with comfort and practicality.

Improvements completed in 2020 include the kitchen, a full electrical rewire, complete replastering, Hive-controlled gas central heating system, and new internal doors throughout. More recently, in 2024, the bathroom was fully upgraded, bringing a fresh, contemporary feel to key areas of the home.

The spacious entrance hallway leads to a utility room, ground floor wc, lounge and a large, open-plan family living space to the rear. This impressive extension features underfloor heating and skylight windows, creating a bright and versatile space that combines the kitchen, dining, and family areas. The kitchen includes a central island and integrated Zanussi appliances which include double oven, microwave, hob, extractor, and dishwasher. Double doors open onto the rear garden, ideal for entertaining and family life.

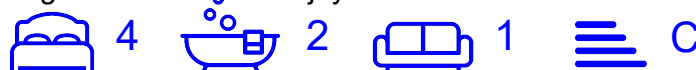
Also on the ground floor is a WC and a separate utility room, created from the rear portion of the converted garage. The front section of the garage remains available for storage, maintaining practical space without compromising functionality.

Upstairs, the accommodation offers four generously sized double bedrooms, all with built-in wardrobes. The stylish bathroom features a double shower cubicle with a waterfall shower and a separate bath, creating a luxurious and modern space.

Externally, the property continues to impress with neat, landscaped gardens to the front and rear. A printed concrete driveway provides off-street parking and includes an EV charging point.

Ideally situated within walking distance of both Yarm Primary School and Conyers Secondary School, and just a short drive or pleasant stroll to Yarm High Street, which offers a wide range of amenities to enjoy.

**Asking Price £360,000**





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## PORCH/HALL

18' x 6'2" (5.49m x 1.88m)

## DOWNSTAIRS WC

5'2" x 6'2" (1.57m x 1.88m)

## UTILITY

8'9" x 8' (2.67m x 2.44m)

## FAMILY ROOM

18' x 8'8" (5.49m x 2.64m)

## KITCHEN/DINING/FAMILY ROOM

23'9" x 22'11" (7.24m x 6.99m )

## LANDING

## BEDROOM ONE

11'8" x 11'8" (3.56m x 3.56m)

## BEDROOM TWO

11'7" x 11'2" (3.53m x 3.40m)

## BEDROOM THREE

10'11" x 10'4" (3.33m x 3.15m)

## BEDROOM FOUR

10'1" x 9' (3.07m x 2.74m)

## BATHROOM

8'5" x 6'9" ( 2.57m x 2.06m)

## 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.



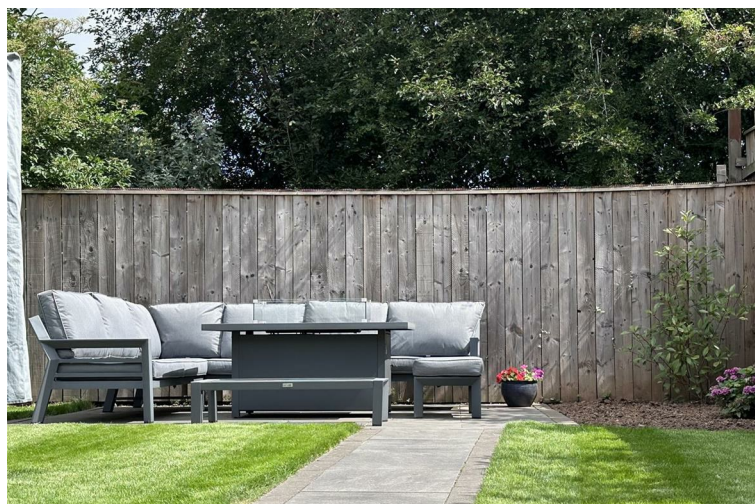


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Tel: 01642 248248







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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		
77		82
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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