



Howden Dike, Yarm, TS15 9UP

This is a truly outstanding 3 bedroom detached house, extended and upgraded in recent years to the highest of standards. The 'show home' standard of presentation is a credit to the current owners and viewers will immediately appreciate the attention to detail.

The accommodation is gas centrally heated via a recently installed combi boiler operated via a Hive smart control system and the extension benefits underfloor heating. The ground floor features Karndean flooring throughout and comprises a spacious lounge with a newly added feature media wall incorporating panoramic '3 sided' electric fire and with alcove display shelving. The impressive fitted kitchen features two ovens, microwave, coffee station, five ring induction hob, fridge/freezer, central island with sinks, wine cooler and pop up sockets/USB, all with Quartz worktops. The open plan layout flows through the full width dining/family room extension with lots of natural light from two sets of bi-fold doors and four Velux roof windows. A versatile study and WC complete the ground floor accommodation.

At upper level you will find a 24 ft master bedroom with Sharpes fitted wardrobes and an en-suite (originally 2 bedrooms and converted into one large master suite), two further bedrooms and the family bathroom with large walk in shower. The loft is boarded for storage, with two Velux windows, power and lighting.

The exceptional standards continue outdoors, where beautifully landscaped gardens create a truly tranquil setting. Enjoy a generous paved patio perfect for entertaining, a summer house with power, and a practical garden shed - all enhanced by ambient dawn-to-dusk lighting. The mature trees offer both privacy and natural beauty, making the garden a true highlight of the property. A spacious driveway and alarmed double garage with electric doors provide ample parking and storage solutions.

£495,000



3



2



3



C

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HALL

LOUNGE

24'11" x 15'11" (7.59m x 4.85m)

KITCHEN

16'2" x 12'11" (4.93m x 3.94m)

FAMILY ROOM

29'4" x 11'3" (8.94m x 3.43m)

STUDY

12' x 9'5" (3.66m x 2.87m)

DOWNSTAIRS WC

5'6" x 2'10" (1.68m x 0.86m)

LANDING

BEDROOM ONE

24'10" x 10'5" (7.57m x 3.18m)

ENSUITE

6'8" x 4'10" (2.03m x 1.47m)

BEDROOM TWO

12'8" x 9'9" (3.86m x 2.97m)

BEDROOM THREE

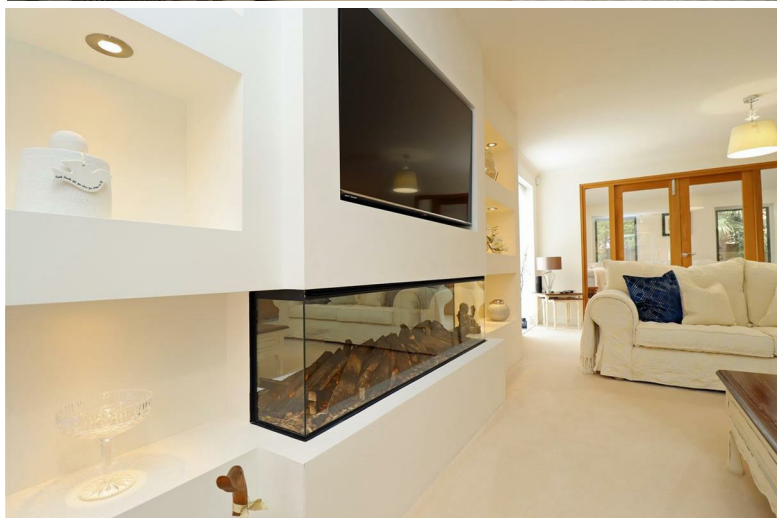
9'10" x 9'8" (3.00m x 2.95m)

BATHROOM

7'9" x 5'5" (2.36m x 1.65m)

AML PROCEDURE

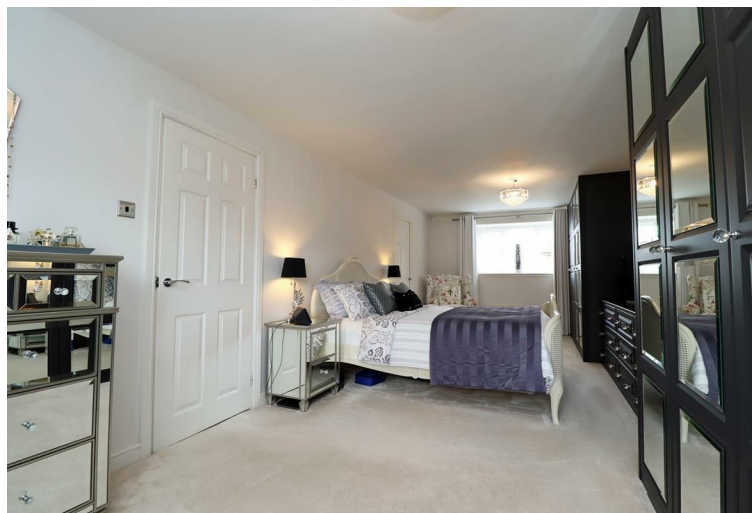
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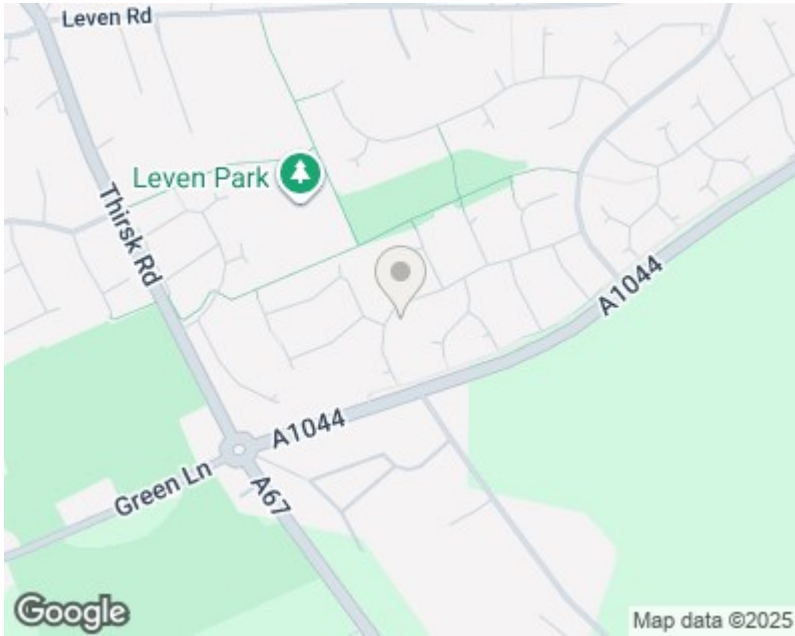
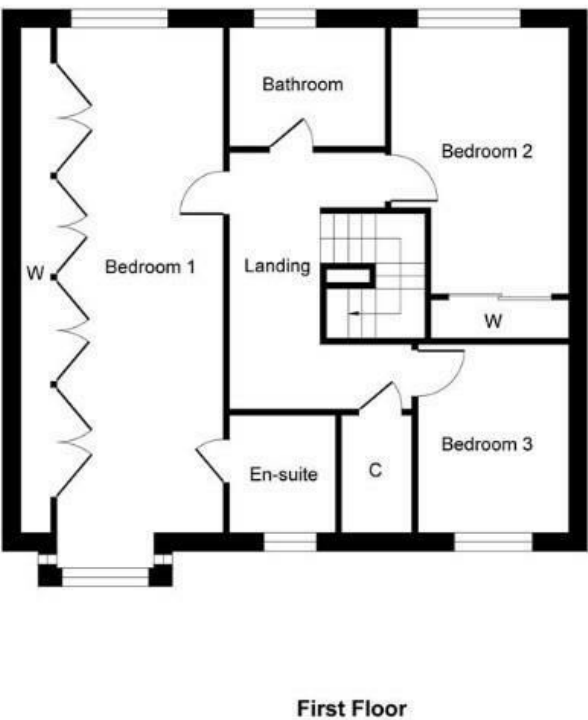
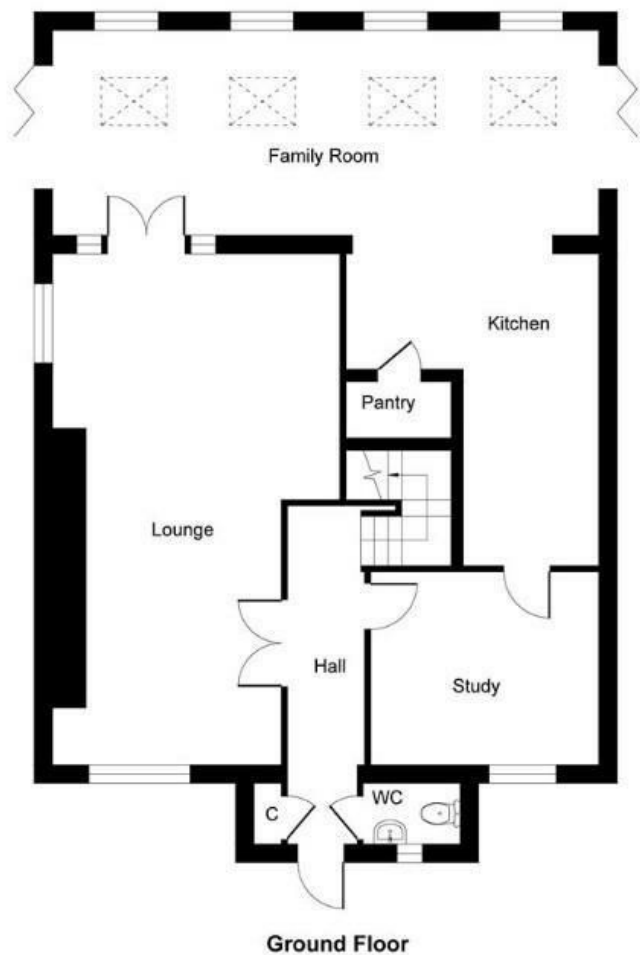


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales		
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.

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101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk