



Urford Close, Yarm, TS15 9SP

This extended, six bedroom detached home, ideally located on a cul-de-sac corner plot in the highly desirable Leven Park development, offers extensive family living with a desirable south west facing rear garden. Located within easy reach of Yarm's charming High Street, known for its cobbled streets and excellent range of cafes, restaurants, boutique shops and bars, in addition to having lovely riverside walkways.

The ground floor features an entrance hall, a lounge with feature fireplace, dining room, large conservatory, a spacious kitchen/breakfast room with integrated oven and hob. For added convenience, the ground floor also includes a utility room with additional storage and laundry facilities, plus a WC/cloakroom, providing ease for family life. C

Upstairs, the first floor provides a generous master bedroom with built in wardrobes and an en-suite shower room, five additional bedrooms and a family bathroom, offering ample space for a growing family.

Outside, the property features well maintained mature gardens at the front, side and rear, a double driveway for off-street parking, and a large tandem garage.

Don't miss the opportunity to make this family home your own.

Offers In The Region Of £430,000



Urford Close, Yarm, TS15 9SP

HALL

LOUNGE

15'11" x 11'9" (4.85m x 3.58m)

DINING ROOM

9'8" x 11'8" (2.95m x 3.56m)

CONSERVATORY

12'3" x 10'4" (3.73m x 3.15m)

KITCHEN/BREAKFAST ROOM

14'10" x 12'5" (4.52m x 3.78m)

UTILITY ROOM

4'11" x 5'10" (1.50m x 1.78m)

W/C

5'10" x 3'5" (1.78m x 1.04m)

LANDING

MASTER BEDROOM

13'11 x 12'1" (4.24m x 3.68m)

EN-SUITE

6'2" x 5'9" (1.88m x 1.75m)

BEDROOM TWO

13'6" x 9'3" (4.11m x 2.82m)

BEDROOM THREE

15'9" x 7'9" (4.80m x 2.36m)

BEDROOM FOUR

8'1" x 9'11" (2.46m x 3.02m)

BEDROOM FIVE

7'9" x 9'11" (2.36m x 3.02m)

BEDROOM SIX

8'6" x 6'4" (2.59m x 1.93m)

BATHROOM

6'4" x 5'10" (1.93m x 1.78m)

GARAGE

26'5" x 8'0" (8.05m x 2.44m)

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.



Tel: 01642 248248

Urford Close, Yarm, TS15 9SP

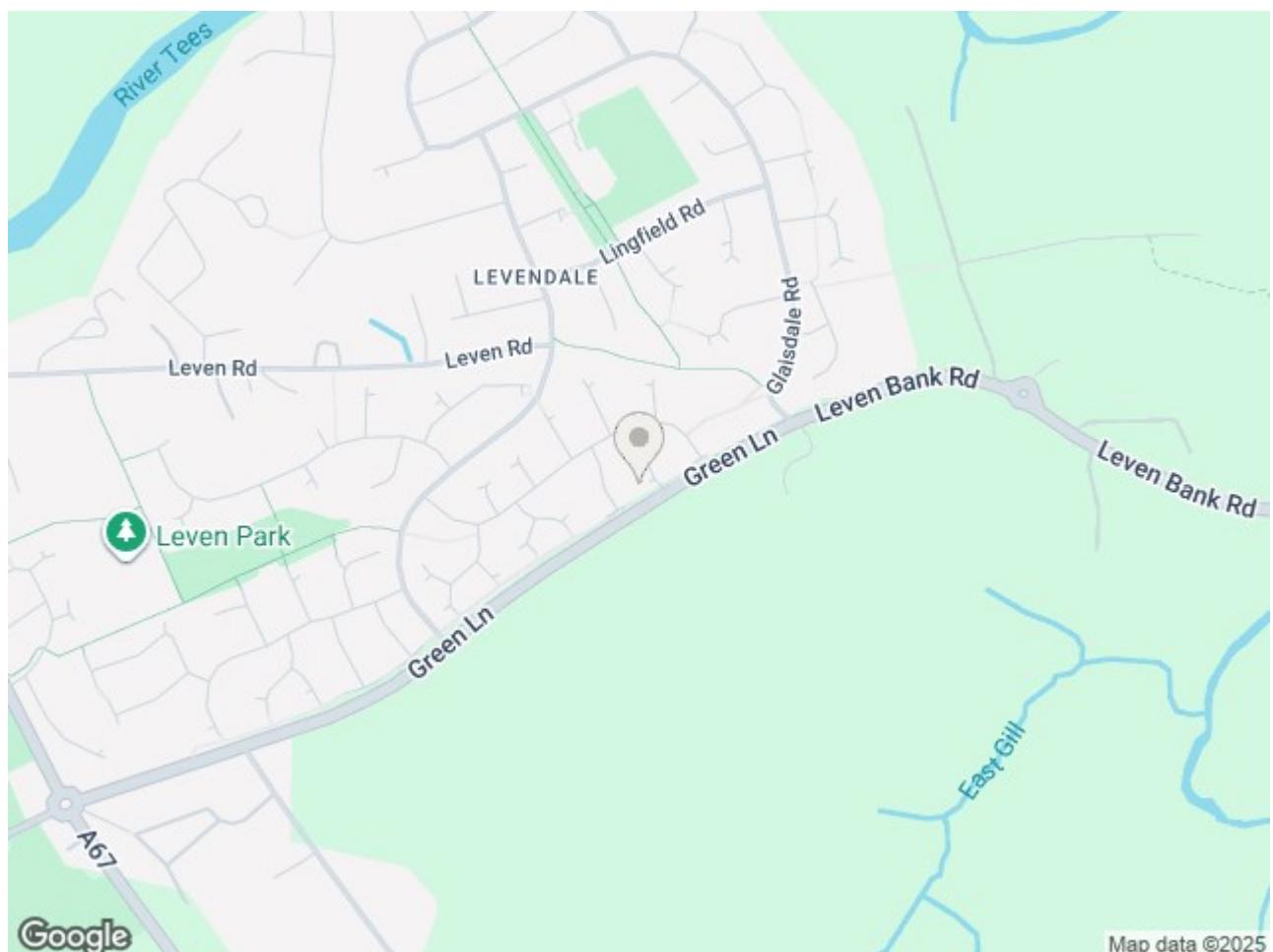
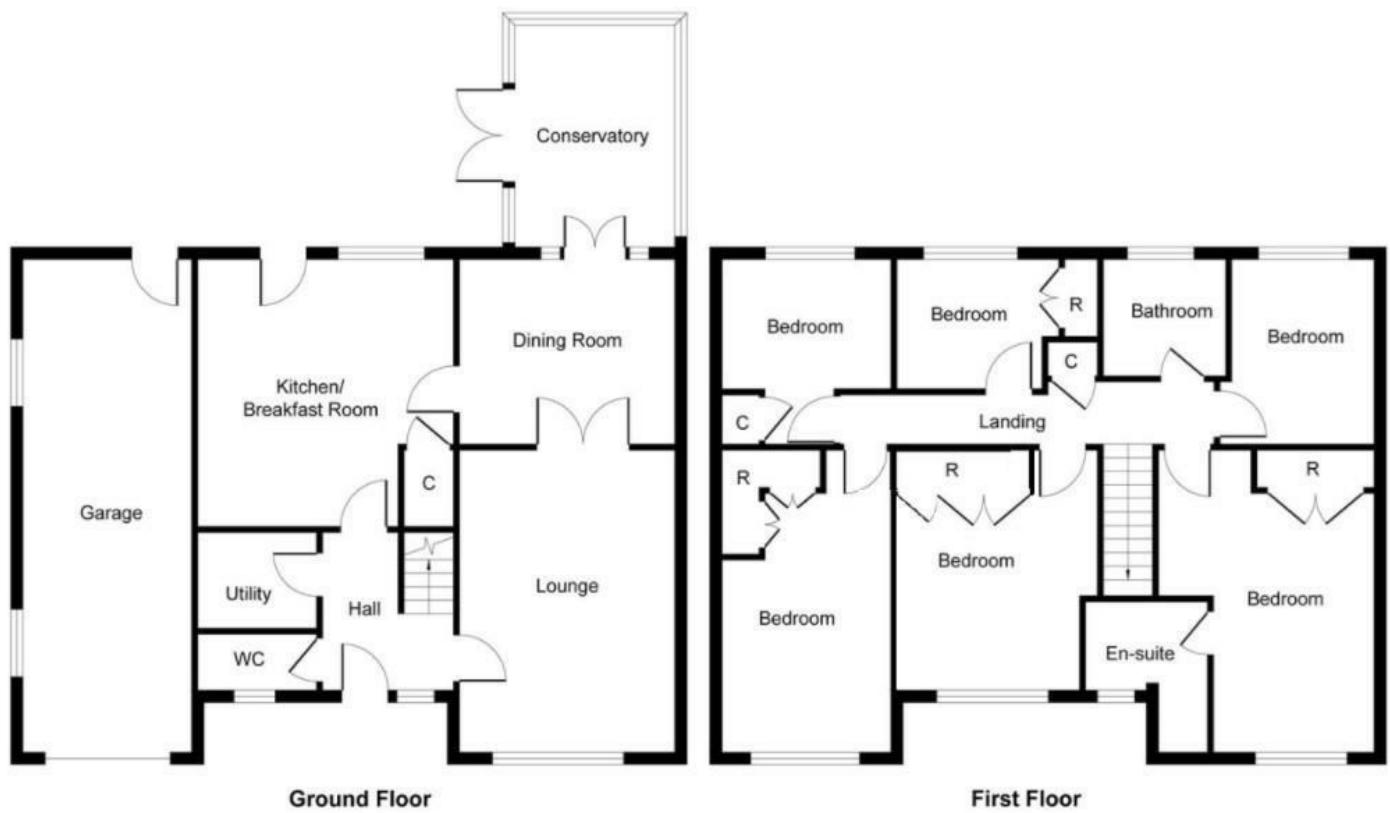


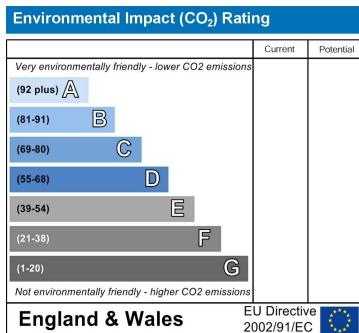
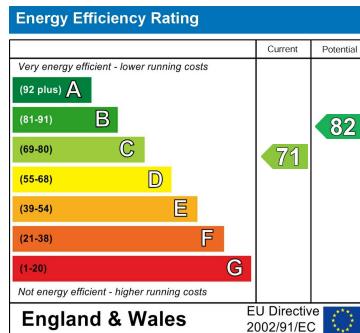
Tel: 01642 248248

Urford Close, Yarm, TS15 9SP



Tel: 01642 248248





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.

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

Tel: 01642 248248