



## The Larun Beat, Yarm, TS15 9HP

Offered for sale with no onward chain, this extended and remodelled four bedroom semi-detached home is located on the highly regarded Spitalfields estate in Yarm, a location known for its excellent access to local schools, Yarm Train Station, and a variety of nearby shops and amenities. Just a short stroll leads you to the vibrant Yarm High Street, offering a fantastic range of restaurants, bars, and boutique shops.

Designed with flexible family living in mind, the property has been significantly extended and improved, offering generous accommodation throughout. The ground floor begins with an entrance porch leading into a welcoming hallway. From here, you'll find a family room that can easily serve as a playroom, snug, or even a fifth bedroom, alongside a modern ground floor shower room, ideal for multi-generational living or guests. A separate study offers a quiet space for home working, while the spacious utility room provides excellent storage and practicality.

The refitted Shaker style kitchen complete with a double oven and gas hob, which opens into the impressive extended lounge/dining area. This light filled space is ideal for family gatherings and entertaining, featuring three Velux windows and French doors leading out to the south facing rear garden, which enjoys a patio area, lawn and a large garden shed.

Upstairs, all four bedrooms are well proportioned and benefit from fitted wardrobes, offering plenty of storage space. The family bathroom is finished with a white suite and features a shower over the bath.

Externally, the property enjoys driveway parking to the front, while the rear garden provides a secure and sunny space for relaxing or entertaining.

This is a well presented and spacious home in a popular and convenient location, making it an ideal choice for families looking to settle in the ever popular Yarm area. Early viewing is recommended

**£315,000**





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PORCH

HALL

FAMILY ROOM

16'9" x 7'9" (5.11m x 2.36m)

SHOWER ROOM

8'7" x 3' (2.62m x 0.91m)

STUDY

8'9" x 6'9" (2.67m x 2.06m)

UTILITY ROOM

10'10" x 8'9" (3.30m x 2.67m)

KITCHEN

10'11" x 9'10" (3.33m x 3.00m)

LOUNGE/DINING ROOM

20'6" x 20' > 13'6" (6.25m x 6.10m > 4.11m)

LANDING

BEDROOM ONE

11'11" x 11'4" (3.63m x 3.45m)

BEDROOM TWO

11'2" x 10'5" (3.40m x 3.18m )

BEDROOM THREE

11' x 10'11" (3.35m x 3.33m)

BEDROOM FOUR

11'9" x 10'1" (3.58m x 3.07m)

BATHROOM

6'10" x 6'2" (2.08m x 1.88m)

AML PROCEDURE

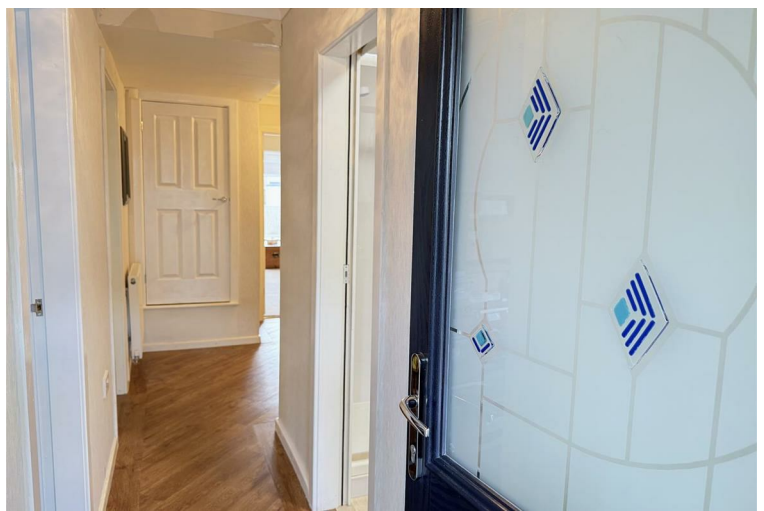
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Tel: 01642 248248



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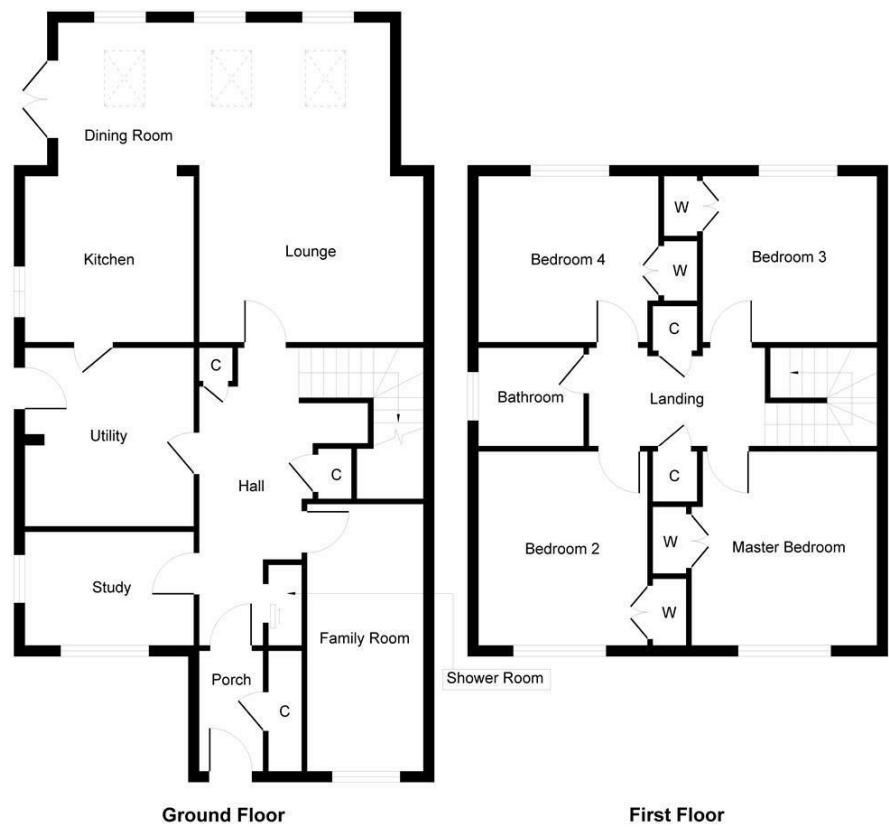


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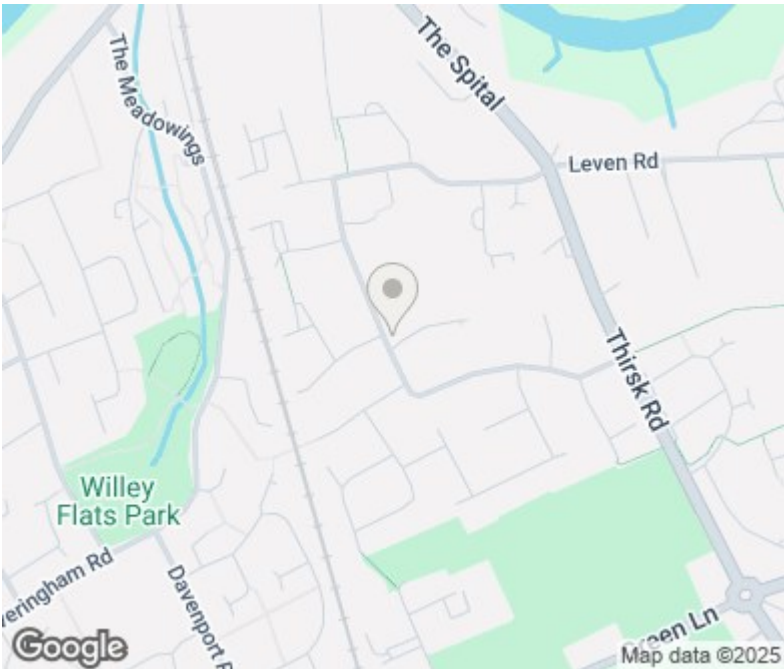


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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		
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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