



## 23 Enterpen Close , Yarm, TS15 9RT

AVAILABLE IMMEDIATELY - This three bedroom semi-detached house with conservatory and garage is ideally positioned in a cul-de-sac within the highly sought after town of Yarm. The accommodation begins with an entrance hall leading to a lounge and a kitchen/dining room to the rear. The kitchen features a range of fitted units and provides space for a cooker and fridge/freezer, while the adjoining conservatory benefits from French doors opening onto the rear garden, creating a bright and versatile additional space. A useful utility room offers further space for laundry facilities.

To the first floor are three well proportioned bedrooms and a family bathroom fitted with a shower over the bath. The property is warmed by Hive programmable smart gas central heating, with the vendor advising that the boiler and radiators were replaced in 2022 and benefits from the remainder of a 10 year manufacturers warranty.

Externally, the front of the property offers a driveway leading to a link attached garage, complete with a convenient EV charger. A low maintenance gravel garden provides additional off-road parking. The rear garden features a patio, a small decked seating area and a lawn, offering an enjoyable outdoor space.

£1,100 Per Month

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, Yarm, TS15 9RT



- SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- EV CHARGER
- 3 BEDROOMS
- DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- NO CHAIN
- CONSERVATORY

HALL

LOUNGE

14'6" x 13'10" (4.42m x 4.22m)

KITCHEN/DINING ROOM

14'7" x 10'4" (4.45m x 3.15m)

CONSERVATORY

12'2" x 9'10" (3.71m x 3.00m)

UTILITY CUPBOARD

8'1" x 4'3" (2.46m x 1.30m)

LANDING

BEDROOM ONE

13'8" x 8'5" (4.17m x 2.57m )

BEDROOM TWO

9'2" x 8'2" (2.79m x 2.49m)

BEDROOM THREE

8'5" x 5'11" (2.57m x 1.80m)

BATHROOM

6'1" x 6' (1.85m x 1.83m)

AML PROCEDURE

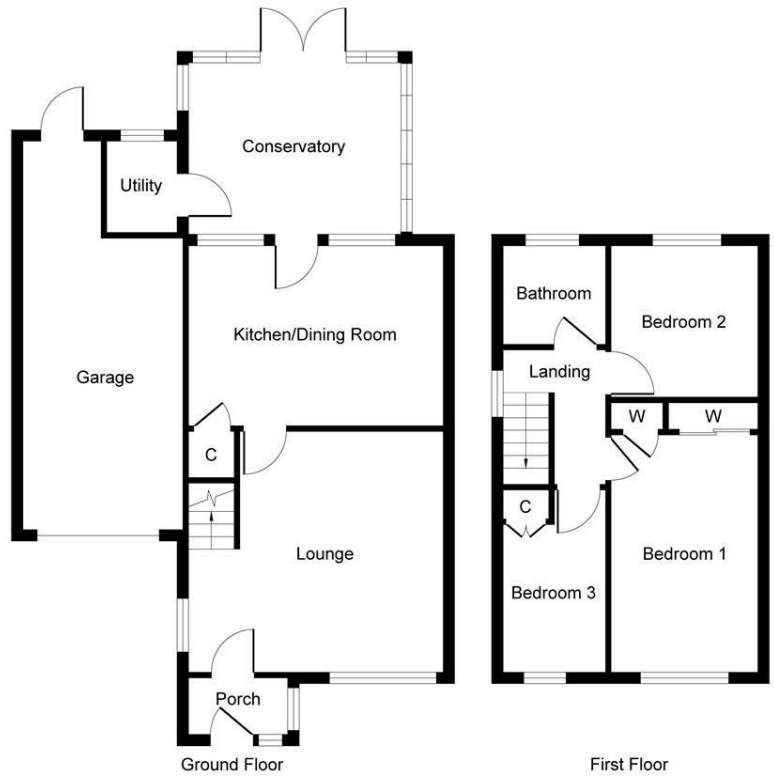


[Directions](#)





# Floor Plan



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			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	