GowlandWhite



Beechtree Court, Yarm, TS15 9XJ

NO ONWARD CHAIN!

Situated within a prestigious gated development accessed directly from Yarm High Street, this well-presented three-bedroom end terrace offers stylish accommodation arranged over three floors and would make an ideal purchase for a first-time buyer, professional or investor seeking convenience, security and a prime location.

The property benefits from combi gas central heating, double glazing, an alarm system and allocated secure parking for one vehicle.

To the ground floor is an entrance hall with cloaks/WC and staircase leading to the first floor, which features a spacious lounge with double doors opening onto a glass Juliet balcony. Additionally, there is a modern fitted kitchen with integrated oven, hob, fridge/freezer, dishwasher and freestanding washing machine, together with bedroom one and a contemporary bathroom suite. To the second floor are two further bedrooms.

Perfectly positioned just moments from the vibrant High Street, residents can enjoy an excellent range of boutique shops, restaurants, bars, cafés, hair salons and many other amenities right on the doorstep. The development is also located beside the river, offering scenic walks and outdoor enjoyment close to home.

This sought-after location, combined with the property's three-bedroom layout, secure gated setting and allocated parking, makes it an attractive proposition for both owner-occupiers and investors.

Early viewing is highly recommended to appreciate the location, spacious accommodation and excellent opportunity this property presents.

Offers In The Region Of £225,000

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HALLWAY

GROUND FLOOR WC

LANDING

LOUNGE/KITCHEN
18'9" x 11'4" (5.72m x 3.45m)

BEDROOM ONE
8'10" x 10'1" (2.69m x 3.07m)

BATHROOM
8'8" x 5'5" (2.64m x 1.65m)

LANDING

BEDROOM TWO
10'7" x 9'11" (3.23m x 3.02m)

BEDROOM THREE
10'2" x 6'5" (3.10m x 1.96m)

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.

















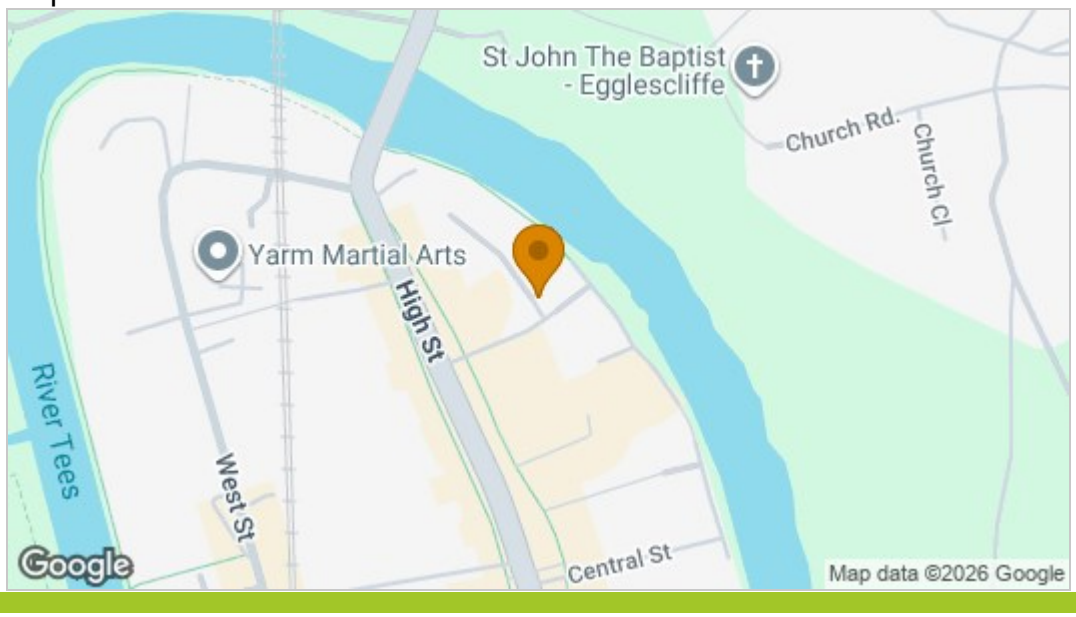




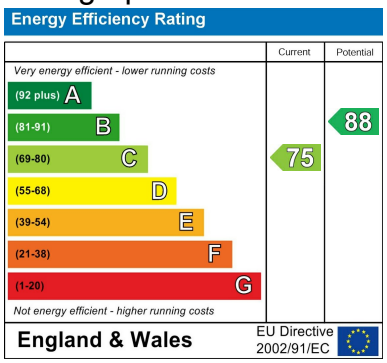




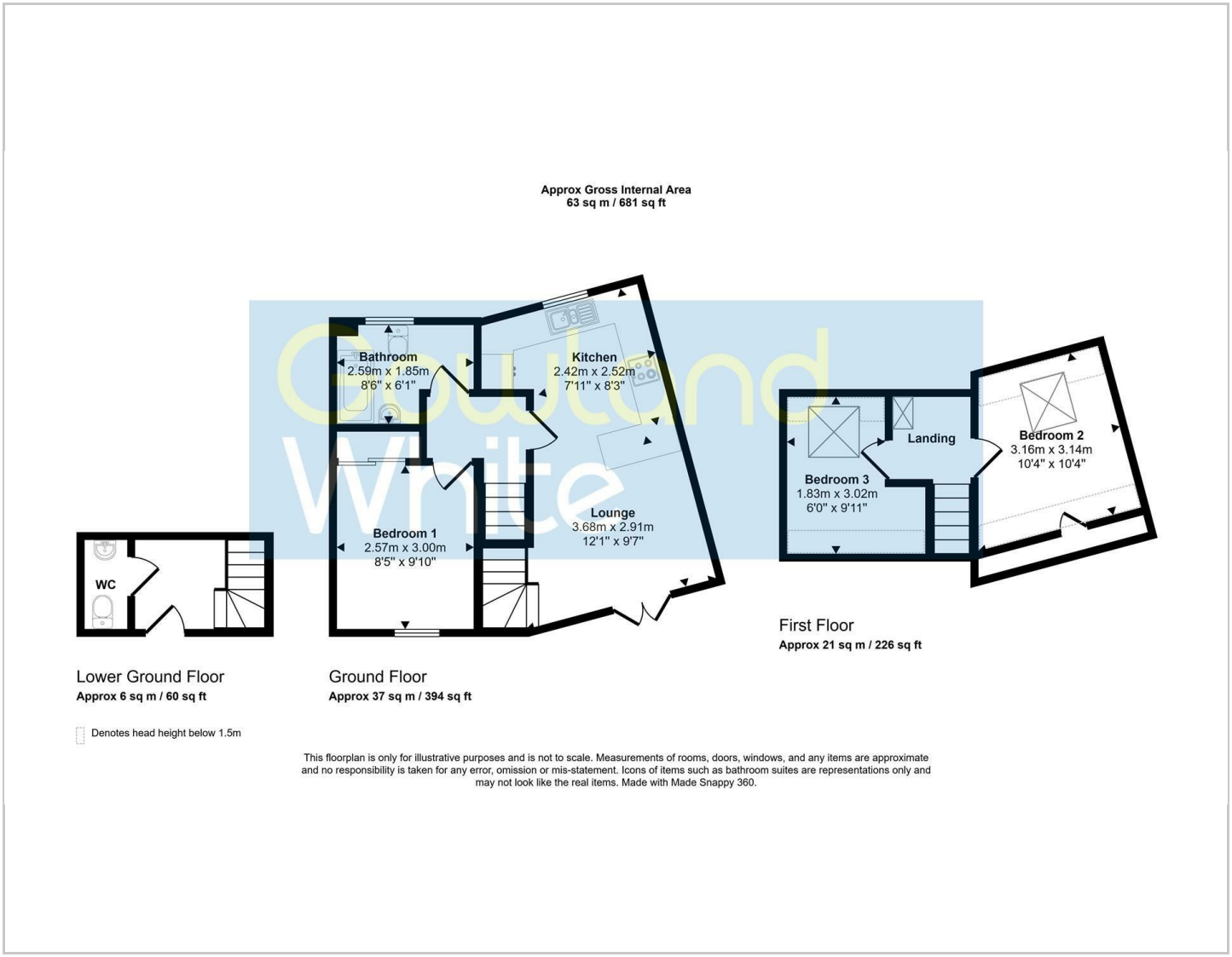
Map



EPC graph



Floor Plan



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
Tel: 01642 248248 Email: yarm@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/