



51 Knaith Close, Yarm  
£195,000





## 51 Knaith Close

### Yarm

An extended three bedroom detached home available for sale with no onward chain enjoying a pleasant cul-de-sac setting with a south westerly rear aspect.

- An extended three bedroom detached home available for sale with no onward chain
- Enjoying a pleasant cul-de-sac setting with a south westerly rear aspect
- Extended lounge/dining room with bi-folding doors to the rear and having a log burning stove
- Kitchen with a range of fitted units, built in oven and hob and integrated dishwasher
- Three bedrooms with two having fitted wardrobes
- Bathroom with white three piece suite
- Gas central heating system and double glazing
- Low maintenance gardens to front and rear, driveway and single garage
- Convenient access to close to highly regarded junior and secondary schooling and Yarm railway station



GROUND FLOOR

Entrance Hallway

Lounge/Dining Room 18' 8" x 15' 7" (5.70m x 4.76m)

Kitchen 10' 11" x 8' 8" (3.33m x 2.64m)

FIRST FLOOR

Landing

Bedroom One 11' 4" x 8' 10" (3.45m x 2.70m)

Fitted wardrobes.

Bedroom Two 8' 11" x 8' 7" (2.71m x 2.61m)

Fitted wardrobes.

Bedroom Three 8' 5" x 6' 7" (2.57m x 2.01m)

Bathroom 6' 9" x 5' 6" (2.07m x 1.68m)

EXTERNALLY

Gardens, Parking & Garage

Paved front garden with a side driveway leading to the single garage with up and over door. The rear garden enjoys a South Westerly aspect and is again mainly paved for easy maintenance, with a variety of shrubs.

Buyers Identification Check(s)

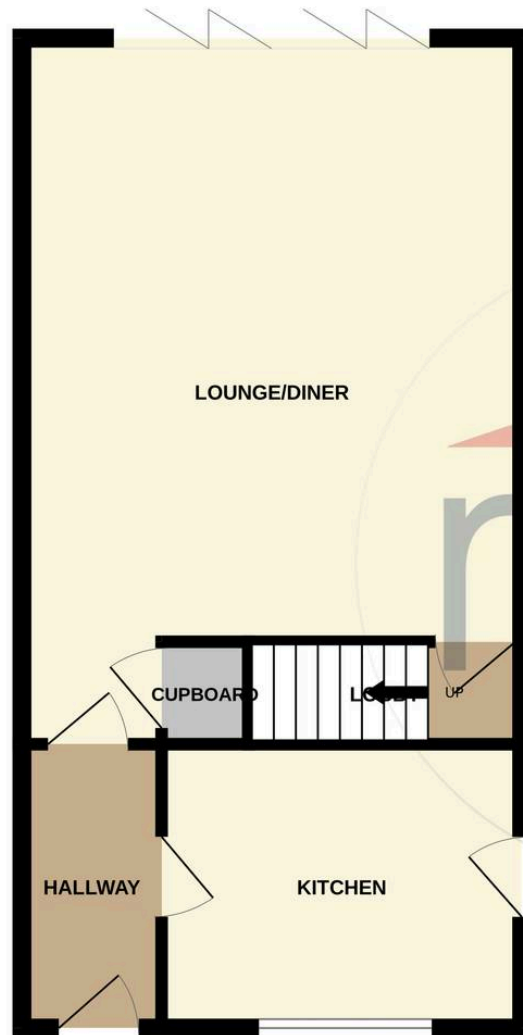
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: DC/LS/04092026



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              | 72      | 78        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 72      | 78        |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



## Michael Poole

Michael Poole, 59 High Street – TS15 9BH

01642788878

[Yarm@michaelpoole.co.uk](mailto:Yarm@michaelpoole.co.uk)

[michaelpoole.co.uk/](http://michaelpoole.co.uk/)