



21 The Larun Beat, Yarm
£390,000





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Yarm

Offered for sale with no chain, a surprisingly spacious & extensively extended 3 double-bedroom detached bungalow sitting on a generous 0.17-acre plot in the popular Spitalfields development in Yarm.

- No Chain
- A surprisingly spacious, significantly extended three double bedroom detached bungalow
- Occupying a generous plot of 0.17 acres with established front and back gardens and a paved south-facing side patio
- Located within the popular Spitalfields development in Yarm, close to highly regarded schools, shops and transport links
- Spacious lounge with sliding doors to the side patio and two sets of internal double doors. One leading off to the separate dining room, the other to the hallway
- Kitchen with a generous range of fitted units, a built-in double oven and separate hob
- Separate utility room with a sink, fitted units and a door to the outside
- Bathroom with a white three-piece suite and airing cupboard. Separate shower room with a double shower enclosure

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- All three double bedrooms have fitted wardrobes. There is a useful boarded loft room with access ladder. This room leads to a further loft space with eaves storage
- A block paved driveway provides off street parking and leads to the double garage
- The property has gas-powered forced-air central heating, is double-glazed throughout and has a security alarm system

Offered for sale with no chain and situated in the popular Spitalfields development in Yarm, this surprisingly spacious and extensively extended three double-bedroom detached bungalow sits on a generous 0.17-acre plot.

It features established gardens at the front and back, a paved south-facing side patio area, and a block-paved driveway leading to a double garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Porch

Hallway

In-built cupboards on one side.

Cloakroom/WC

Lounge 20' 1" x 12' 2" (6.11m x 3.70m)

Dining Room 10' 8" x 10' 0" (3.26m x 3.05m)

Kitchen 13' 11" x 8' 8" (4.23m x 2.65m)

Utility Room 11' 9" x 11' 8" (3.58m x 3.56m)

Dimensions: 3.58m x 3.56m.

Inner Hall

Bedroom One 13' 0" x 11' 11" (3.96m x 3.63m)

Fitted wardrobes to one wall.

Bedroom Two 13' 1" x 9' 7" (3.99m x 2.93m)

3.99m to robes x 2.93m Fitted wardrobes to one wall.

Bedroom Three 12' 6" x 9' 5" (3.80m x 2.87m)

to robes Fitted wardrobes to one wall.

Shower Room

8' 10" x 6' 8" (2.70m x 2.02m)

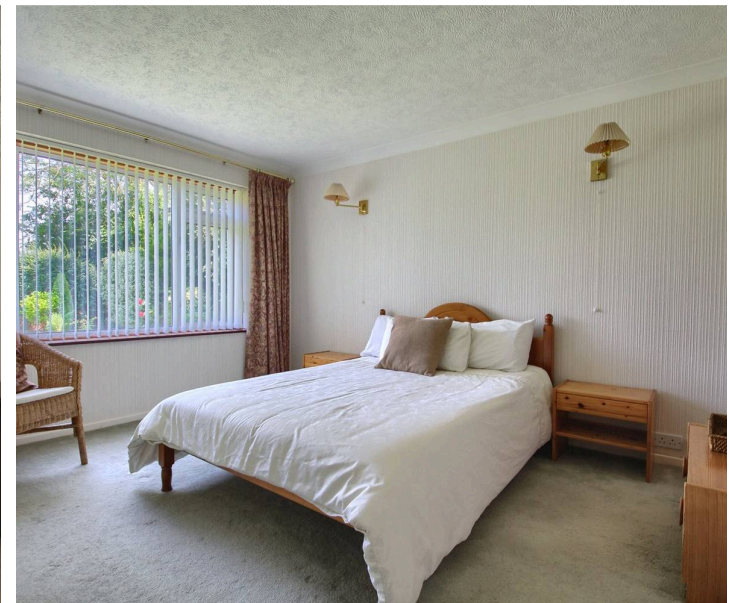
Bathroom

8' 8" x 6' 4" (2.65m x 1.92m)

Loft Room

15' 1" x 12' 11" (4.60m x 3.93m)

With ladder access. The room leads off to a further loft space with eaves storage.



EXTERNALLY

Gardens & Parking

Lawned front garden with established shrub borders. A block paved driveway provides off-street parking and leads to the double garage. The rear garden is enclosed and mainly laid to lawn with fruit trees and shrub borders. To the side, there is a south-facing paved patio area.

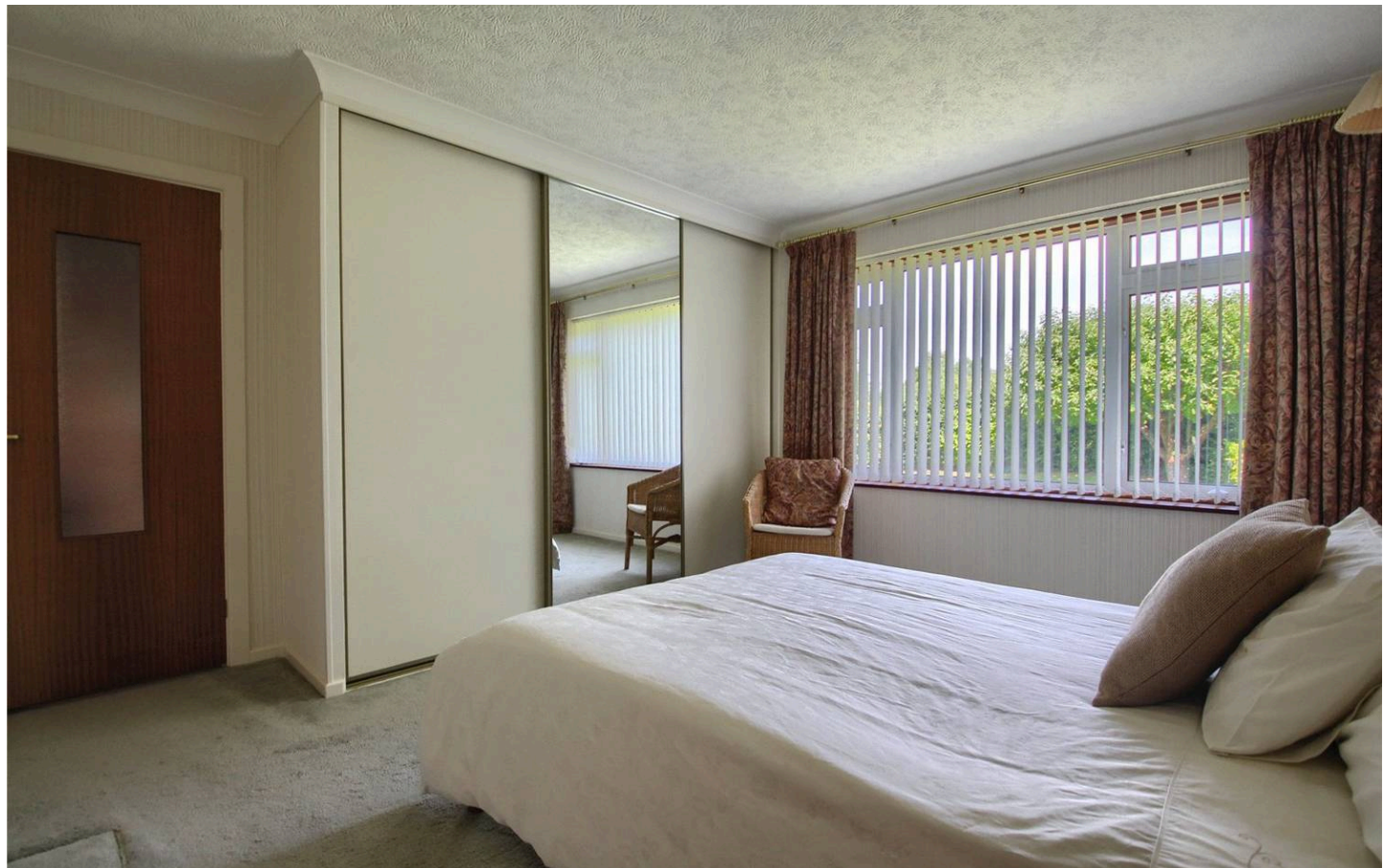
Double Garage

18' 0" x 15' 0" (5.48m x 4.57m)

With a double up-and-over electric door, a rear door to the patio, and an internal door to the house.

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.



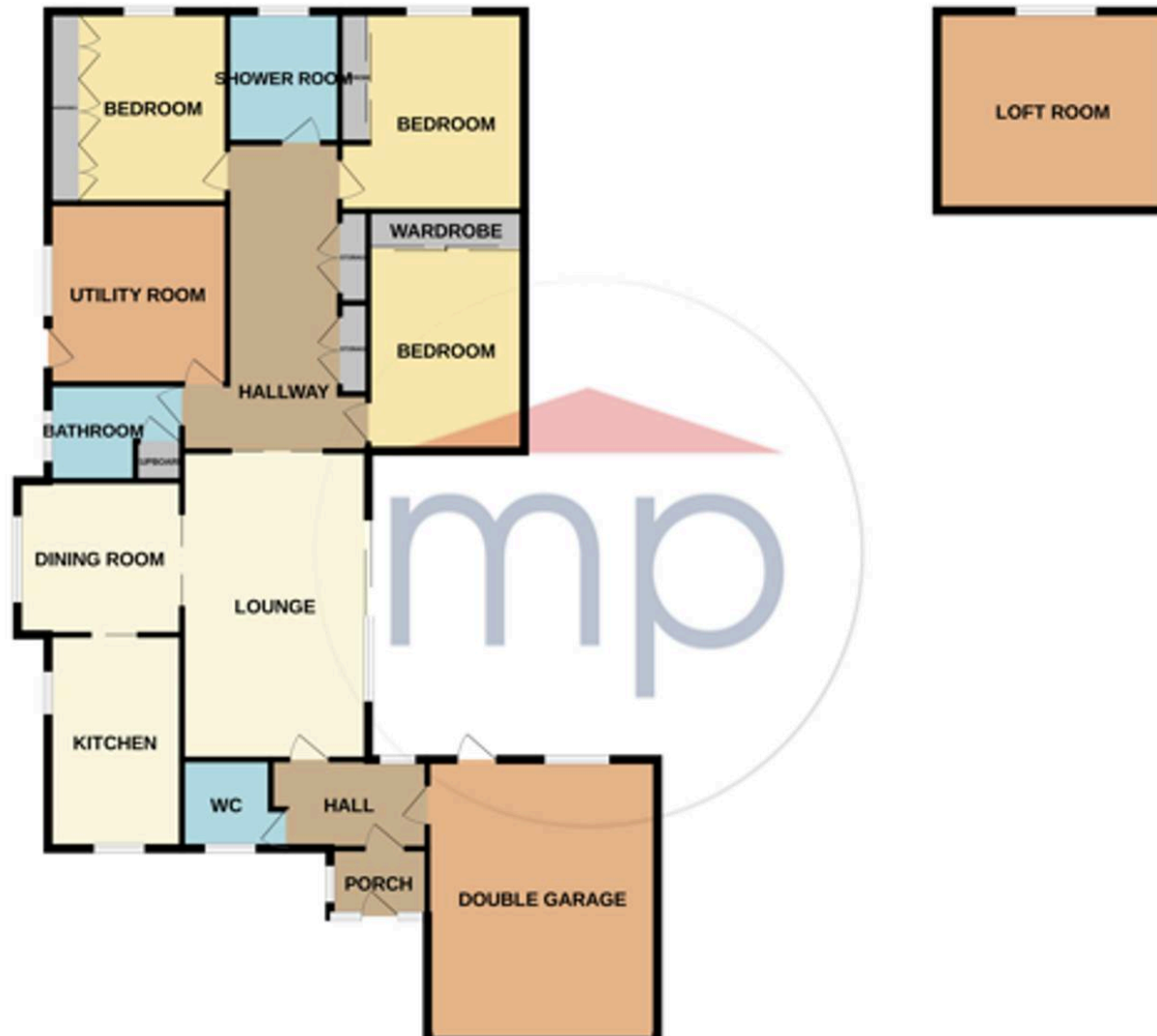


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

GROUND FLOOR
1760 sq ft (163.3 sq m) approx.

1ST FLOOR
280 sq ft (26.1 sq m) approx.



TOTAL FLOOR AREA : 1960 sq ft (182.1 sq m) approx.

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 (2025)



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