



13 High Street, Yarm
£449,000





13 High Street

Yarm

Significantly extended, refurbished & remodelled in 2017 to create a wonderful home, this outstanding 3 bedroom, three storey property is prominently positioned on the cosmopolitan Yarm High Street.

- An outstanding Grade II listed, three bedroom, three storey property prominently positioned on the historic, cosmopolitan Yarm High Street
- Significantly extended, refurbished and remodelled in 2017 to create a truly wonderful home
- Delightful courtyard garden to the rear with private seating area and there are two allocated car parking spaces
- Spacious lounge with double glazed French doors opening to the courtyard garden
- Impressive kitchen/diner with built in double oven, ceramic hob, integrated fridge/freezer, dishwasher and washing machine
- Two bedrooms on the first floor with one having an en-suite bathroom and the other currently used as a second reception room
- Superb second floor bedroom with walk-in wardrobe and en-suite shower room
- Ground floor Cloakroom/WC
- Gas central heating system via a replacement boiler in 2025 and sash double glazed windows
- Prominent setting on the cosmopolitan Yarm High Street, with its vast range of amenities



Buyers Identification Check(s)

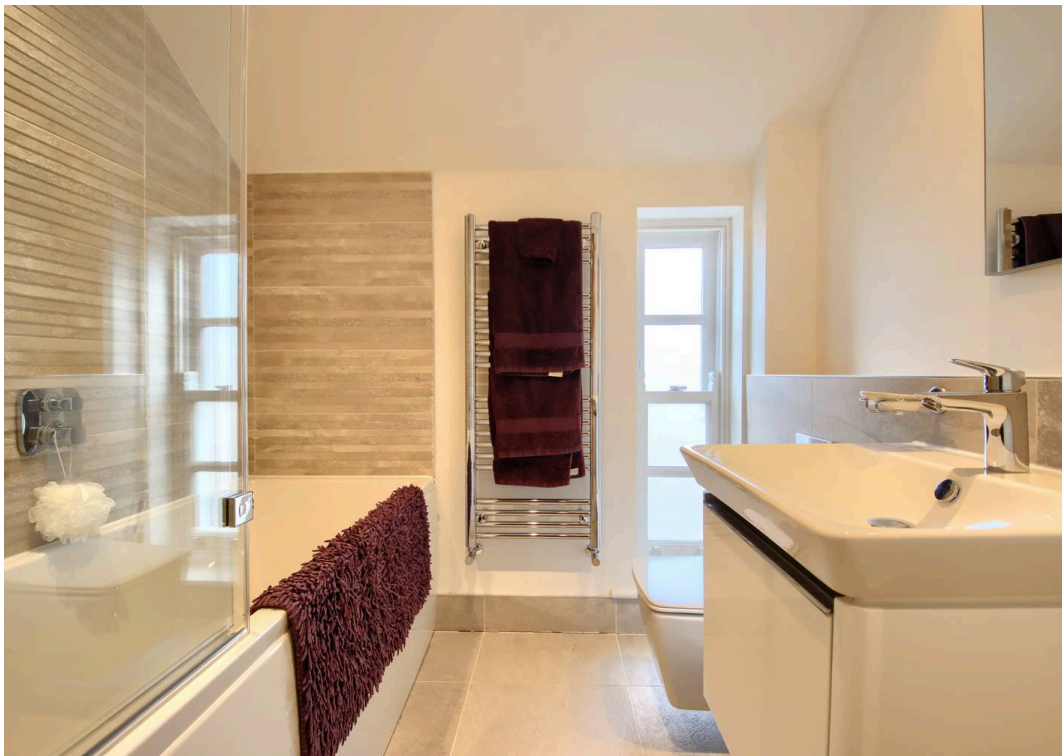
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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:

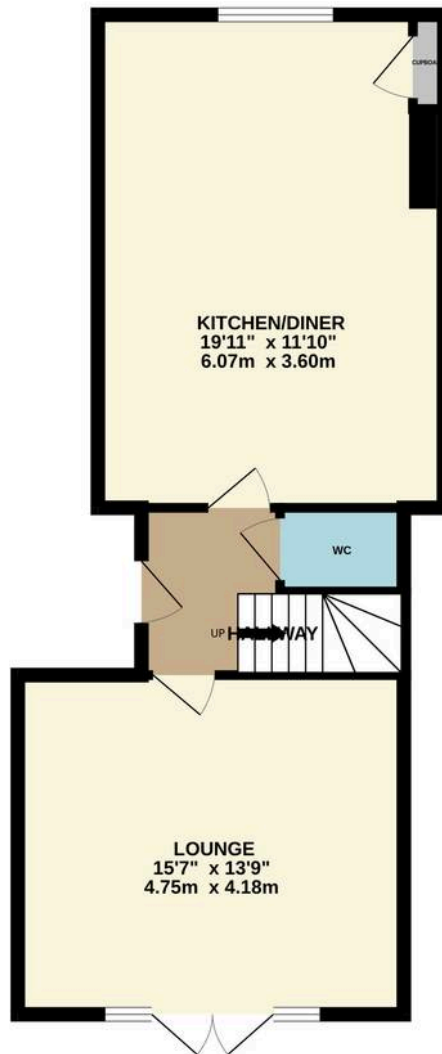
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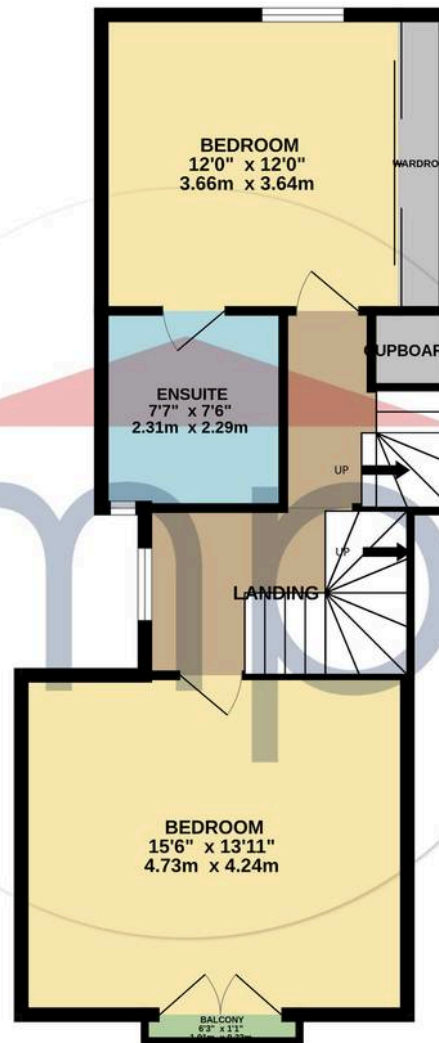




GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



2ND FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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