

## MILL WYND, YARM, TS15 9AF



- ▲ Available With NO ONWARD CHAIN, An Impressive Two Bedroom Top Floor Apartment
- ▲ Modern Contemporary Open Plan Layout with The Lounge/Diner Opening Directly to The Kitchen
- ▲ Kitchen with an Excellent Range of Fitted Units & Built-In Oven & Hob
- ▲ Two Generous Double Bedrooms
- ▲ Impressive Bathroom with White Three Piece Suite
- ▲ Gas Central Heating System Via a Combination Boiler & Double Glazing

- ▲ Secure Parking in The Covered Ground Floor Level Car Park
- ▲ Excellent Central Yarm Setting Situated Directly Off the Cosmopolitan High Street
- ▲ Of Interest to A Variety of Prospective Buyers Including Investors Due to The Excellent Rent Returns in Yarm

**£165,000**

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Two bedroom top floor apartment with contemporary open plan layout and secure parking in the covered ground floor level car park. Available with no onward chain.

#### **GROUND FLOOR**

A secure communal entrance is accessed via a staircase from the covered ground floor level car park.

#### **APARTMENT HALLWAY**

With entrance door and recess with plumbing for automatic washing machine. Opening directly to ...

#### **LOUNGE/DINING ROOM/KITCHEN - 7.62m (25') x 3.88m (12'9") reducing to 3.06m (10')**

Extensive open plan area with two radiators and two double glazed windows. The kitchen area provides a range of high gloss fitted wall and floor units with complementary worktops incorporating a stainless steel sink unit. Built-in oven and gas hob with plumbing for a dishwasher.

#### **BEDROOM ONE - 4.39m x 3.33m (14'5" x 10'11")**

Radiator and roof window.

#### **BEDROOM TWO - 4.39m x 3.01m (14'5" x 9'11")**

Radiator and roof window.

#### **BATHROOM - 2.55m x 1.86m (8'4" x 6'1")**

White three piece suite comprising; panelled bath with shower above, wash hand basin and low level WC. Chrome effect heated towel rail, double glazed window, half tiled walls, and tiled floor.

#### **EXTERNALLY**

#### **PARKING**

There is a covered ground floor car park with one parking space for each apartment.

**TO VIEW: Tel: 01642 788878**

59 High Street, Yarm, TS15 9BH

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**AGENTS NOTE:**

Lease expires 3023

Ground Rent: £20

Service/Maintenance Charge: £480 PA

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**AGENTS REF:** - DC/LS/YAR220319/29112022

**Council Tax Band:** C      **Tenure:** Leasehold

**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**

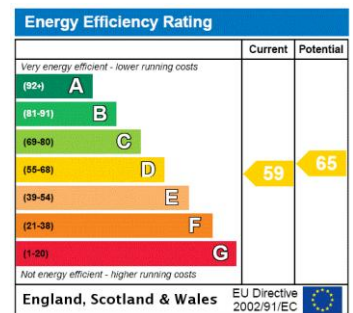


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