

ELMS WAY, YARM, TS15 9AZ



- ▲ Presented to An Exceptionally High Standard, An Outstanding Four Bedroom Detached Family Home with SOUTHEAST Rear Aspect
- ▲ Constructed By Avant Homes to The Rosebury Design & Situated on The Prestigious Tall Trees Development in Yarm
- ▲ Extensively Upgraded Over & Above the Standard Specification with High Quality Fittings, Gas Central Heating System & Double Glazing
- ▲ Stunning Open Plan Kitchen/Diner with Built-In Oven, Gas Hob, Microwave Oven, Integrated Fridge/Freezer & Dishwasher
- ▲ Delightful Living Room/Family Room with Bi-Folding Doors Opening to The Rear & Spacious Lounge with Front Bay Window
- ▲ Utility Room & Cloakroom/WC
- ▲ Four Spacious Bedrooms with Master Having an En-Suite Shower Room & Impressive Family Bathroom with White Suite
- ▲ Occupying A Delightful Plot with Attractive Landscaped Gardens, Block Paved Double Width Driveway & Spacious Single Garage
- ▲ Excellent Location Close to Highly Regarded Schooling & Yarm Railway Station

£390,000

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GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE - 4.64m (15'3") x 2.99m (9'10") Measured into bay

OPEN PLAN KITCHEN/DINER - 5.11m x 3.97m (16'9" x 13')

LIVING ROOM/FAMILY ROOM - 5.20m x 3.09m (17'1" x 10'2")

UTILITY ROOM - 1.86m x 1.48m (6'1" x 4'10")

CLOAKROOM/WC - 1.64m x 1.54m (5'5" x 5'1")

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.03m x 3.64m (13'3" x 11'11")
Fitted wardrobes.

EN-SUITE SHOWER ROOM - 2.50m x 1.38m (8'2" x 4'6")

BEDROOM TWO - 3.82m (12'6") to robes x 2.77m (9'1")
Fitted wardrobes.

BEDROOM THREE - 3.46m (11'4") reducing to 2.86m (9'5") x 3.13m (10'3")

TO VIEW: Tel: 01642 788878
59 High Street, Yarm, TS15 9BH

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BEDROOM FOUR - 3.85m x 2.27m (12'8" x 7'5")

AGENTS REF: - DC/LS/YAR250191/19052025

BATHROOM - 2.17m x 1.93m (7'1" x 6'4")

Council Tax Band: F **Tenure:** Freehold

EXTERNALLY

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

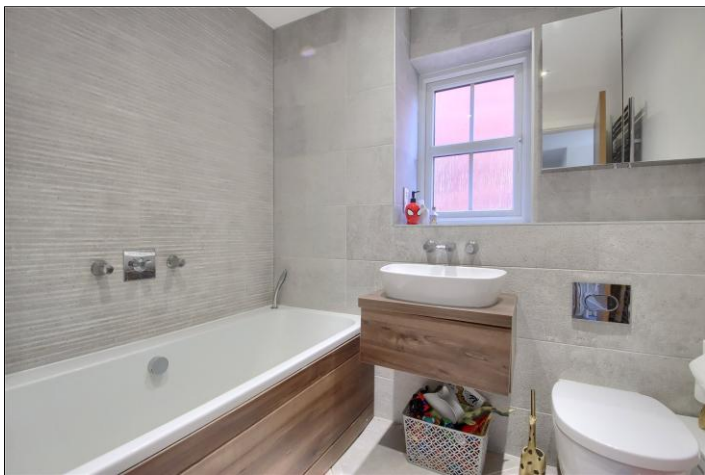
GARDENS & GARAGE

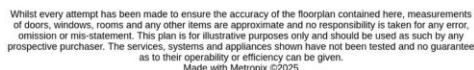
Lawned front garden with hedging and a block paved double width driveway leads to the single garage with up and over door, power points and lighting. The delightful rear garden is enclosed and enjoys a Southeast aspect. There is an astro turf lawn, extensive paved patio area and shrub section. In addition, there is a side access path and gate.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

