

HUGILL CLOSE, YARM, TS15 9SS



- ▲ No Chain
- ▲ Originally Built as A Four Bedroom Home & Now Redesigned to Offer Three Spacious Bedrooms with An En-Suite to The Master
- ▲ Occupying A Surprisingly Generous Corner Site with Gardens to Three Sides, Block Paved Driveway & Detached Double Garage
- ▲ Enjoying A Lovely Cul-De-Sac Setting Within the Popular Leven Park Development in Yarm Close to Highly Regarded Schooling
- ▲ Extensive Lounge/Dining Room with Living Flame Effect Gas Fire, Front Bay Window & Attractive Solid Wood Flooring
- ▲ Impressive Kitchen with High Quality Units, Built-In Double Oven, Five Ring Gas Hob, Integrated Fridge/Freezer & Dishwasher
- ▲ Splendid Double Glazed Conservatory with Insulated Roof, Radiator, Solid Wood Flooring & Double Doors to The Rear Garden
- ▲ The Master Bedroom Has a Dressing Area with Fitted Wardrobes & A Luxurious En-Suite Shower Room
- ▲ Tiled Family Bathroom with White Three Piece Suite & Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System, Double Glazing & CCTV Cameras

£325,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



** No Chain **

Enjoying a lovely cul-de-sac setting within the popular leven park development in Yarm close to highly regarded schooling and occupying a surprisingly generous corner site with gardens to three sides, block paved driveway and detached double garage. Originally built as a four bedroom home and now redesigned to offer three spacious bedrooms with an en-suite to the master.

GROUND FLOOR

ENTRANCE PORCH

Opening directly to ...

ENTRANCE HALLWAY

CLOAKROOM/WC - 1.98m x 0.95m (6'6" x 3'1")

**LOUNGE/DINING ROOM - 8.75m (28'8") x 3.85m (12'8")
reducing to 2.82m (9'3")**

CONSERVATORY - 5.81m x 2.86m (19'1" x 9'5")

KITCHEN - 4.28m x 3.02m (14'1" x 9'11")

FIRST FLOOR

LANDING

BEDROOM ONE - 4.54m x 3.05m (14'11" x 10')
Fitted wardrobes.

DRESSING ROOM - 1.85m x 1.47m (6'1" x 4'10")
Fitted wardrobes to one wall.

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

www.michaelpoole.co.uk



HUGILL CLOSE, TS15 9SS

EN-SUITE SHOWER ROOM - 2.86m x 1.91m (9'5" x 6'3")

AGENTS REF: - DC/LS/YAR250325/09092025

BEDROOM TWO - 3.45m x 3.07m (11'4" x 10'1")

Council Tax Band: D **Tenure:** Freehold

BEDROOM THREE - 2.87m x 2.08m (9'5" x 6'10")

TO VIEW: Contact our Yarm office on
Tel: **01642 788878**

BATHROOM - 2.06m x 1.93m (6'9" x 6'4")

EXTERNALLY

GARDENS & PARKING

The property occupies a generous corner site with gardens to three sides. There is a gravelled shrub garden to the front of the house with a block paved double width driveway leading to the double garage. The rear garden is enclosed and offers an abundance of established shrubs, with gravelled area, a garden pond, water feature and greenhouse. The gardens continue to the side, with paved and gravelled seating areas, block paved section and hedged boundary.

DOUBLE GARAGE

With two electric roller doors, plumbing for automatic washing machine, power points and lighting.

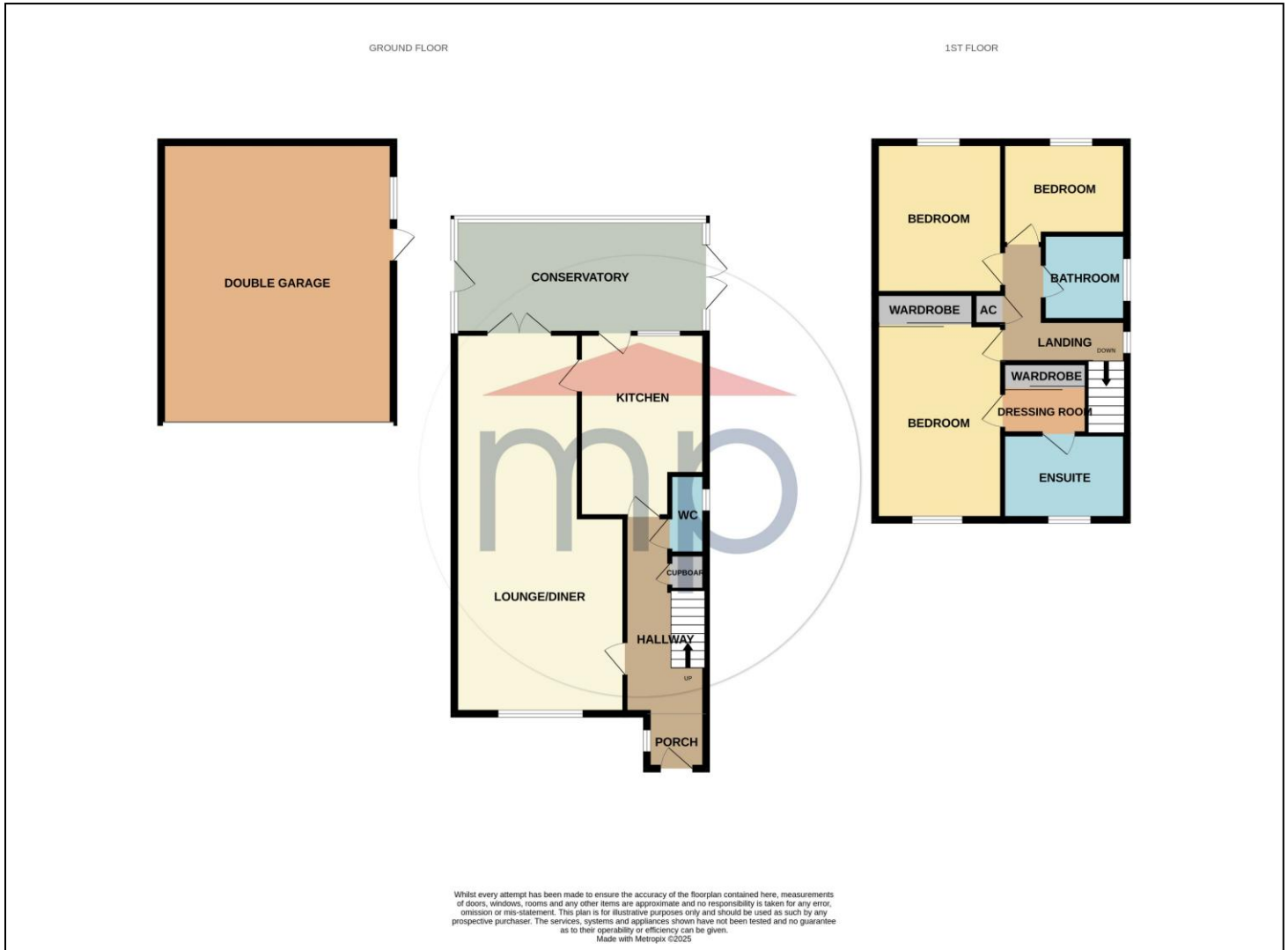


HUGILL CLOSE, TS15 9SS



HUGILL CLOSE, TS15 9SS





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Yarm Office on Tel: **01642 788878**
59 High Street, Yarm, TS15 9BH