

BRANGLINGS COURT, HIGH STREET, YARM, TS15 9BB



- ▲ A One Bedroom Ground Floor Apartment
- ▲ Enjoying a Prime Central Yarm Location
- ▲ Sensibly Priced for An Early Sale & Offered with NO ONWARD CHAIN
- ▲ Accessed Via an Archway Directly Off the Cosmopolitan High Street
- ▲ Allocated Car Parking Space
- ▲ Nicely Presented Lounge with Electric Fire in Feature Surround

- ▲ Modern Kitchen with A Range of Fitted Units & Built-In Oven & Hob
- ▲ Redesigned Shower Room with Modern Suite & Double Shower Enclosure
- ▲ Generous Double Bedroom
- ▲ Electric Heating & Double Glazing
- ▲ Ideal Investment Achieving £575-£600 PCM

£99,500

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Sensibly priced for an early sale and offered with no onward chain, a one bedroom ground floor apartment enjoying a prime central Yarm location, accessed via an archway directly off the cosmopolitan high street with allocated car parking space.

GROUND FLOOR

LOUNGE - 3.57m x 3.48m (11'9" x 11'5")

Double glazed entrance door. Double glazed window, electric wall heater and electric fire in feature surround.

KITCHEN - 2.57m x 1.74m (8'5" x 5'9")

Fitted with a range of white modern units incorporating an inset sink unit with mixer tap. Built-in oven and ceramic hob. Plumbing for automatic washing machine and recess for fridge and freezer. Double glazed window.

INNER HALL

Two built-in storage cupboards.

BEDROOM - 3.51m x 2.97m (11'6" x 9'9")

Double glazed window and wall mounted electric heater.

SHOWER ROOM

Double shower cubicle, wash hand basin and low level WC. Wall mounted electric fan heater and double glazed window.

EXTERNALLY

PARKING

The property has vehicle access via an archway directly off Yarm High Street and each property has allocated parking.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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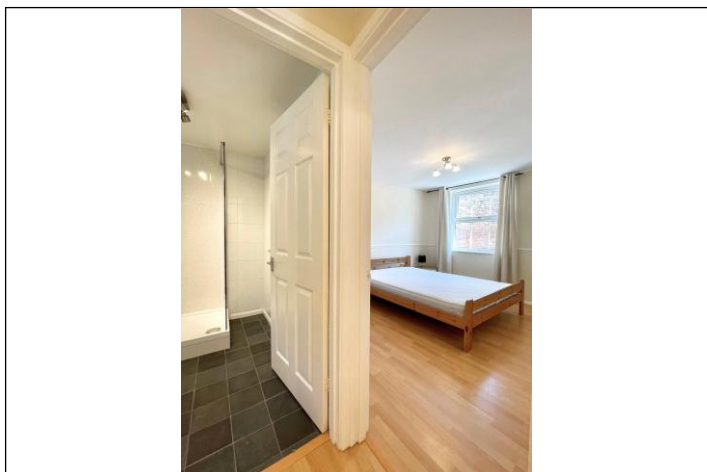
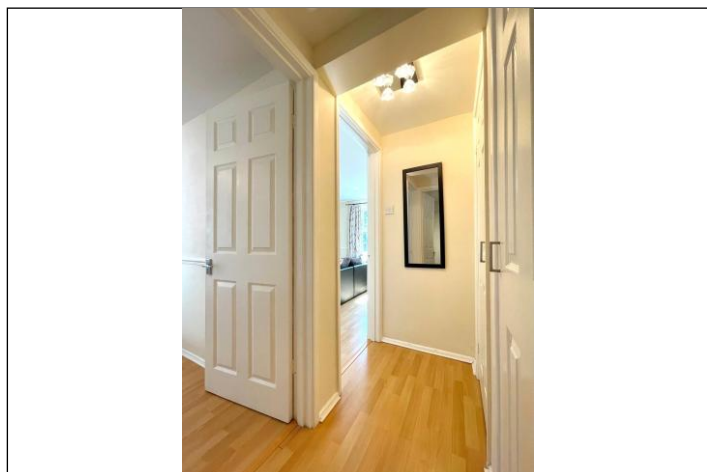
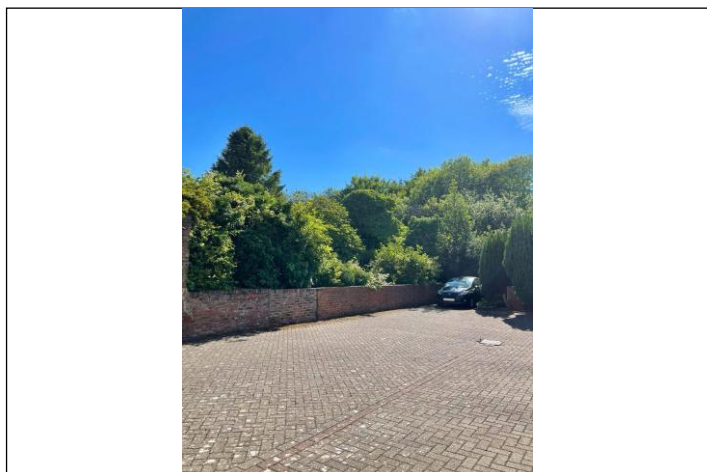


AGENTS REF: - DC/LS/YAR250336/05092025

Council Tax Band: A **Tenure:** Leasehold

TO VIEW: Contact our Yarm office on

Tel: **01642 788878**

A photograph of the Michael Poole property consultants storefront at night. The building has a blue neon sign that reads 'Michael Poole property consultants'. The storefront is large with glass windows and doors, displaying various property listings and signs. The interior is lit up, and the exterior is illuminated by the blue neon light.

Do you have a property you need to sell before you can buy?

Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR



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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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.



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