

HEDLEY COURT, YARM, TS15 9XL



- ▲ An extensively refurbished two bedroom mid terrace cottage located on this prime setting off the cosmopolitan Yarm High Street
- ▲ Solid brick construction with internal insulation, fully damp proofed and pitched, tiled roof with new 270mm loft insulation
- ▲ Double glazed windows, gas central heating via Viessmann 30kW condensing combi boiler with new radiators and thermostatic valves
- ▲ Lounge with feature remote controlled electric fire
- ▲ Impressive newly fitted kitchen with built in oven and ceramic hob
- ▲ Two generous first floor double bedrooms
- ▲ Redesigned shower room with double shower enclosure and white two piece suite
- ▲ New electrical distribution board with individual rcbo's, brushed steel electrical fittings throughout and new LED lighting throughout
- ▲ New internal doors, skirtings and architraves. Newly installed blackout blinds, full redecoration, new carpets and flooring throughout

£200,000

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GROUND FLOOR

ENTRANCE HALLWAY - 3.90m x 1.80m (12'10" x 5'11")

Part glazed entrance door. Staircase to the first floor with twin handrails /banister. Electric meter cupboard and modern distribution board with individual rcbo's. Mains powered smoke alarm.

LOUNGE - 3.83m x 3.63m (12'7" x 11'11")

Fitted with a remote controlled led flame effect 2kW wall mounted electric fire. Radiator and two front facing double glazed windows. Mains powered smoke alarm system and TV aerial point.

KITCHEN - 4.02m x 1.62m (13'2" x 5'4")

Fitted with newly installed fitted units with complementary worktops, incorporating a 'Franke' one and a half bowl stainless steel sink with drainer and monobloc chrome mixer tap. Built in oven, ceramic hob and extractor fan in canopy above. Gas and water meters, stopcock and shut off valves in under sink cupboard. Wall mounted Viessmann combi boiler and programmer. Recess for free standing fridge freezer with electric socket. Wired and plumbed under worktop space for washing machine. 10 year battery fitted CO alarm and mains powered heat alarm. Radiator and double glazed window.

FIRST FLOOR

LANDING

With loft hatch and mains powered smoke alarm.

BEDROOM ONE - 3.87m x 2.39m (12'8" x 7'10")

Radiator and double glazed window.

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BEDROOM TWO - 3.29m x 2.84m (10'10" x 9'4")

Radiator and double glazed window.

SHOWER ROOM - 2.08m x 1.81m (6'10" x 5'11")

Double shower enclosure with 'Triton' mixer shower and chrome/glass sliding door. Close coupled dual flush WC and pedestal wash hand basin with monobloc mixer and swivel waste. Touch operated, illuminated and heated (anti fog) mirror cabinet with shaver socket and two USB sockets. Chrome towel radiator on central heating system and separate electric chrome heated towel radiator (timer controlled).

AGENTS REF: - DC/LS/YAR250392/14112025

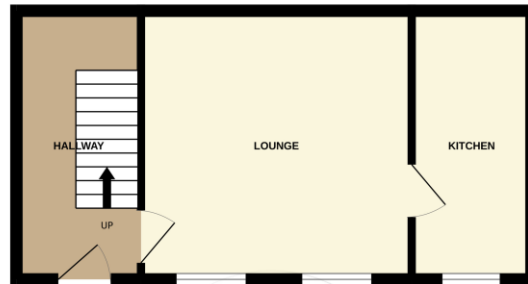
Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Yarm office on

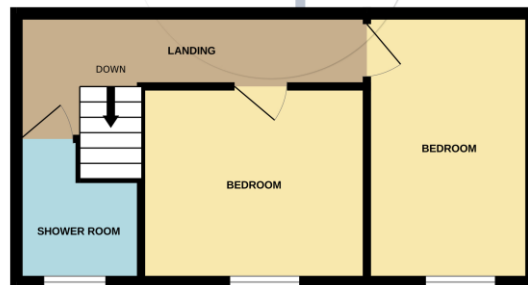
Tel: **01642 788878**



GROUND FLOOR



1ST FLOOR



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