

MILL WYND, YARM, TS15 9AF



- ▲ A Surprisingly Spacious, Remodelled One Bedroom Second Floor Apartment
- ▲ Presented to A High Standard with Attractive Décor & Good Quality Fittings
- ▲ Spacious Lounge/Dining Room
- ▲ White High Gloss Kitchen with Fitted Units, Built-In Oven & Hob.
- ▲ Nicely Presented Double Bedroom & Delightful Shower Room with Modern Fittings
- ▲ Warmed By Electric Wall Heaters & Having Roof Windows
- ▲ 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

£115,000

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Of interest to a variety of prospective buyers including investors due to the excellent rent returns in Yarm, a surprisingly spacious, remodelled one bedroom second floor apartment presented to a high standard with attractive décor and good quality fittings.

GROUND FLOOR

Secure ground floor entrance with staircase to the upper floors.

FIRST FLOOR

LOUNGE/DINING/KITCHEN - 8.13m (26'8") reducing to 5.55m (18'3") x 3.34m (10'11")

With two wall mounted electric heaters, roof window and storage cupboard. The Kitchen area has white high gloss fitted floor units incorporating a stainless steel sink unit with mixer taps. Built in oven and ceramic hob.

BEDROOM - 3.98m x 3.36m (13'1" x 11')

Radiator and roof window.

SHOWER ROOM - 2.45m x 1.51m (8' x 4'11")

Corner shower enclosure, wash hand basin in vanity unit and low level WC. Chrome effect heated towel rail and roof window.

EXTERNALLY

There is a covered ground floor parking space with the apartment.

TO VIEW: Tel: 01642 788878

59 High Street, Yarm, TS15 9BH

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AGENTS NOTE:

Service Charge: £480 PA

Ground Rent: £10 PA

SERVICES

We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

AGENTS REF: - DC/LS/YAR250399/04112025

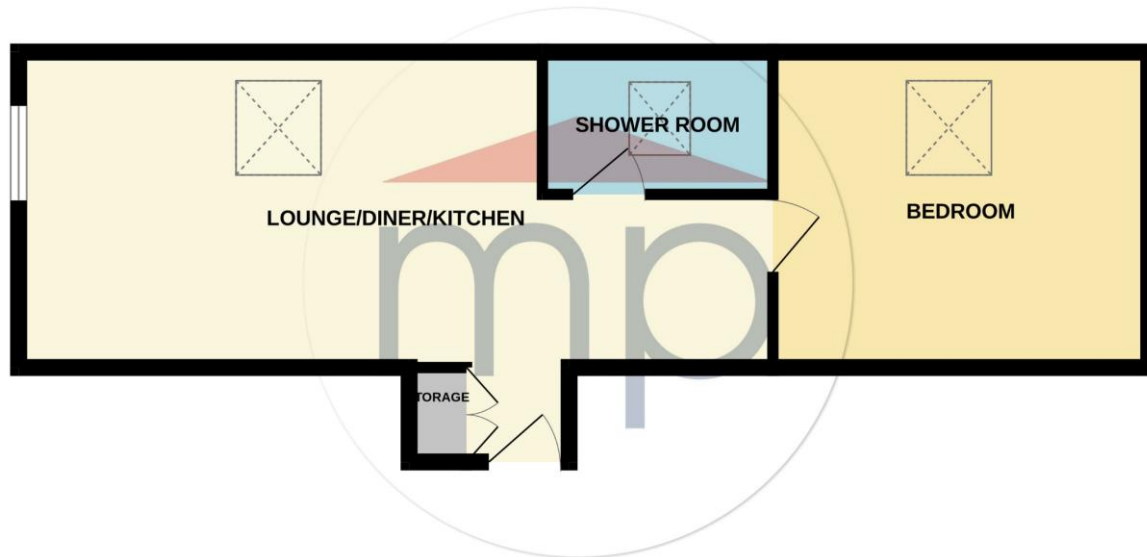
Council Tax Band: B **Tenure:** Leasehold

TO VIEW: Contact our Yarm office on

Tel: 01642 788878



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 sq.m.) approx.
 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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