

## RUDBY CLOSE, YARM, TS15 9RS



- ▲ An impressively presented and significantly improved three bedroom semi-detached house which merits early viewing
- ▲ Enjoying a pleasant cul-de-sac setting within the popular Levendale development in Yarm, close to highly regarded schooling
- ▲ Delightful open plan lounge with tasteful decor.
- ▲ Kitchen/diner with refitted units, solid wood worktops, built in range style oven and Integrated dishwasher
- ▲ Three first floor bedrooms and bathroom with modern white three piece suite
- ▲ Nicely presented lawned gardens to front and rear, driveway providing off street parking and single garage
- ▲ Gas central heating system via a Baxi Platinum combi boiler, installed in 2025 and double glazing (several windows replaced in 2021 and 2022)
- ▲ New fascia's, gutters & downpipes in 2024 with a newly fitted composite front door in 2021
- ▲ There are newly fitted internal doors, freshly replastered walls and ceilings in some rooms and fitted blinds to many windows

**£195,000**

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An impressively presented and significantly improved three bedroom semi-detached house enjoying a pleasant cul-de-sac setting within the popular Levendale development in Yarm, close to highly regarded schooling with nicely presented lawned gardens to front and rear, driveway providing off street parking and single garage.

**GROUND FLOOR**

**ENTRANCE PORCH**

**OPEN PLAN LOUNGE - 4.45m x 4.24m (14'7" x 13'11")**

**KITCHEN/DINER - 4.45m x 3.12m (14'7" x 10'3")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 4.17m x 2.57m (13'8" x 8'5")**  
Fitted wardrobes.

**BEDROOM TWO - 2.95m x 2.54m (9'8" x 8'4")**

**BEDROOM THREE - 3.23m x 1.88m (10'7" x 6'2")**

**BATHROOM - 1.9m x 1.88m (6'3" x 6'2")**

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

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**EXTERNALLY**

**GARDENS, PARKING & GARAGE**

Lawned front garden with hedging and a driveway provides off street parking. There is access through timber gates to the single garage with up and over door, power points and lighting. The pleasant enclosed rear garden is not directly overlooked, being mainly laid to lawn with shrub borders and a decked seating area.

**AGENTS REF:** - DC/LS/YAR260013/20012026

**Council Tax Band:** B      **Tenure:** Freehold

**TO VIEW:** Contact our Yarm office on

Tel: **01642 788878**

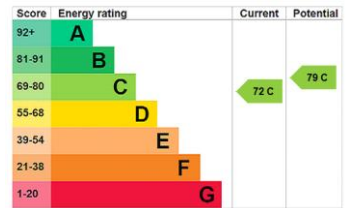
A photograph of the Michael Poole property consultants storefront at night. The building has large glass windows and a blue illuminated sign that reads 'Michael Poole property consultants'. The interior of the store is visible through the windows.

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