

## MAYES WALK, YARM, TS15 9TU



- ▲ A stylish two bedroom first floor apartment which has been significantly renovated by the present owner
- ▲ Benefitting from an extended lease which runs until 2169
- ▲ With its own lawned garden to the rear
- ▲ Driveway providing off street parking and single garage
- ▲ Gas central heating system and double glazing
- ▲ Spacious lounge with pleasant views over a grassed area to the front
- ▲ Redesigned kitchen with stylish fitted units, built in oven and hob, integrated fridge and washing machine
- ▲ Two generous bedrooms and remodelled bathroom with white suite and attractive wall and floor tiling
- ▲ Desirable Yarm setting within the popular Layfield development

**£115,000**

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A stylish two bedroom first floor apartment which has been significantly renovated by the present owner and benefitting from an extended lease which runs until 2169 with its own lawned garden to the rear, driveway providing off street parking and single garage.

### GROUND FLOOR

#### **ENTRANCE LOBBY**

With staircase to the first floor.

### FIRST FLOOR

#### **LANDING**

**LOUNGE - 4.83m x 3.76m (15'10" x 12'4")**

**KITCHEN - 2.68m x 1.98m (8'10" x 6'6")**

#### **INNER HALL**

**BEDROOM ONE - 3.81m x 3.00m (12'6" x 9'10")**

**BEDROOM TWO - 3.03m x 2.81m (9'11" x 9'3")**

**BATHROOM - 2.14m x 2.04m (7' x 6'8")**

### EXTERNALLY

#### **GARDEN, PARKING & GARAGE**

To the rear of the flat there is a garden area which is mainly laid to lawn. A rear driveway provides off street parking for one vehicle and leads on to the single garage with up and over door.

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

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**AGENTS NOTE:**

Once the lease was extended, there are no longer any maintenance or ground rents to pay.

**BUYERS IDENTIFICATION CHECK(S)**

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**AGENTS REF:** - DC/LS/YAR260056/26052026

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

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

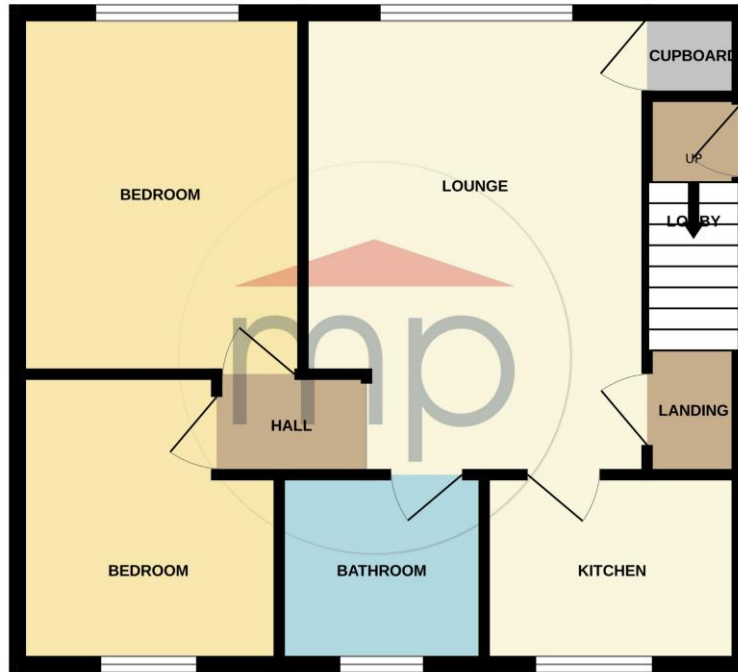
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GROUND FLOOR



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