

## THE LARUN BEAT, YARM, TS15 9HR



- ▲ A significantly extended four double bedroom link detached family home
- ▲ Occupying a generous plot within the popular Spitalfields development in Yarm close to highly regarded schooling
- ▲ Established gardens to front and rear, driveway and single garage
- ▲ Spacious lounge/diner with extended sitting room/dining room and double glazed conservatory
- ▲ Kitchen with a good range of fitted units opening to the breakfast room, with a side porch/utility
- ▲ Family bathroom and ground floor shower room
- ▲ Four spacious bedrooms with two having built in wardrobes
- ▲ The heating is a combination of a gas fired boiler with a warm air system covering upstairs and double glazing
- ▲ The property has been priced to reflect the need for some updating, offering buyers scope to add value by putting their own stamp on the home

**£315,000**

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A significantly extended four double bedroom link detached family home occupying a generous plot within the popular Spitalfields development in Yarm close to highly regarded schooling with established gardens to front and rear, driveway and single garage.

**GROUND FLOOR**

**ENTRANCE PORCH**

**HALLWAY**

**SHOWER ROOM/WC**

**LOUNGE/DINING ROOM - 5.45m (17'11") x 4.26m (14')  
reducing to 3.27m (10'9")**

**SITTING ROOM/DINING ROOM - 5.89m (19'4") x 3.52m (11'7")  
reducing to 3.12m (10'3")**

**CONSERVATORY - 2.99m x 2.34m (9'10" x 7'8")**

**KITCHEN - 3.70m (12'2") x 3.00m (9'10") reducing to 2.08m (6'10")  
Opening to ...**

**BREAKFAST ROOM - 3.05m x 2.68m (10' x 8'10")**

**SIDE PORCH/UTILITY**

**FIRST FLOOR**

**LANDING**

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

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## **BEDROOM ONE - 4.10m x 3.71m (13'5" x 12'2")**

Fitted wardrobes.

## **BEDROOM TWO - 3.73m x 3.18m (12'3" x 10'5")**

Fitted wardrobes.

## **BEDROOM THREE - 4.10m x 2.90m (13'5" x 9'6")**

Built in cupboard.

## **BEDROOM FOUR - 3.08m x 2.72m (10'1" x 8'11")**

## **BATHROOM - 2.12m x 1.88m (6'11" x 6'2")**

### **EXTERNALLY**

#### **GARDENS, PARKING & GARAGE**

Gravelled front garden with a variety of shrubs. The driveway provides useful off street parking and leads through to the single garage with up and over door. The generous rear garden is enclosed and mainly laid to lawn with shrub borders and a paved patio area.

#### **AGENTS NOTE:**

The heating is a combination of a gas fired boiler, with traditional radiators downstairs, with a warm air system covering upstairs and augmenting the lounge/diner and ground floor hallway.

**AGENTS REF:** - DC/LS/YAR260178/27042026

**Council Tax Band:** D      **Tenure:** Freehold

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

Tel: **01642 788878**



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