



## 8 Yukon Gardens

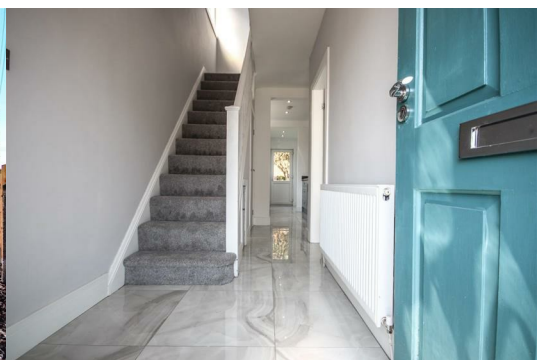
Longlands, Middlesbrough, TS4 2NL

**£145,000**



For Sale With The Advantage Of No Onward Chain & Vacant Possession! The Property Has Recently Undergone Extensive Refurbishment To Include: A New Block Paved Driveway & Timber Fencing, Re-Fitted Kitchen & Appliances, Re-Fitted Bathroom Suite With Shower, Electrical Re-Wire, New Gas Combi Boiler, Re-Plastered Walls & Ceilings, Tiled Flooring, New Internal Doors, Fresh New Carpets & Much More...

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!





Location

From Marton Road The A172, Take The Turn Onto Boynton Road, Then Left Onto Nut Lane. The Property Is Located On the Right-Hand Side On The Corner Of Yukon Gardens.

The Property Is Well Placed Within Walking Distance Of Several Primary Schools. Excellent Road Links Are Nearby For Commuter Access.

- St Joseph's R C Primary School - 4 Minute Walk
- Breckon Hill Primary School - 10 Minute Walk
- Middlesbrough College - 33 Minute Walk, 8 Minute Drive
- James Cook University Hospital - 18 Minute Walk, 5 Minute Drive
- Albert Park, Park Rd - 15 Minute Walk

Distance Times Estimated Using Google Maps.

Accommodation Comprises;

Entrance Hallway

Provides Access To The Property, Door Leading To Lounge, Understair Storage Cupboard, Opening Through To The Kitchen.

Lounge

Double Glazed Bay Window, Radiator.

Kitchen

Fitted With A Range Of base, Wall & Drawer Untis, Worksurface Incorporating A Composite Sink Unit & Mixer Tap, Built-In Oven & Hob With Extractor Hood Above, Space For A Washing Machine & Fridge Freezer, Breakfast Bar, Cupboard Housing The Boiler, Double Glazed Windows, Radiator, uPVC Double Glazed Door Leading To The Rear Garden.

First Floor Landing

Provides Access To The Three Bedrooms & Family Bathroom, Colour Lead Stained Glass Window, Open Spindle Balustrade.

Bedroom One

Double Glazed Window, Radiator.

Bedroom Two

Double Glazed Window, Radiator.

Bedroom Three

Double Glazed Window, Radiator.

Family Bathroom

Fully Tiled & Fitted With A White Suite Compromising; Hand Wash Basin, Bath With Shower Over & Screen, W/C, Ladder Style Heated Towel Radiator, Double Glazed Window.

Energy Efficiency Rating - D

The Full Energy Efficiency Certificate Is Available On Request. Improvements To The Property Have Been Made Since The Last Energy Assessment Was Carried Out, Which May Have Improved The Efficiency Rating.

Council Tax Band - B

Council Tax Estimate £1,686

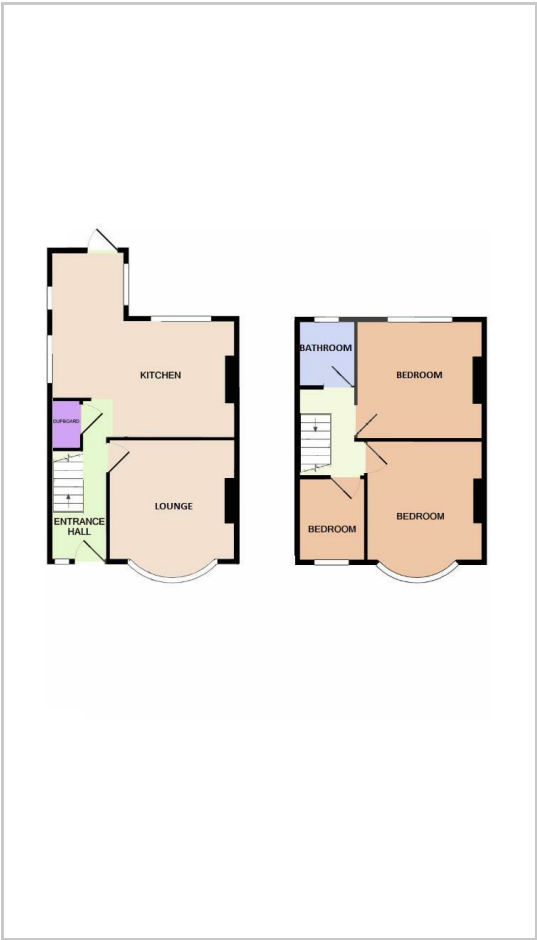
Disclaimer

Please note that all Measurements Are Approximate. The Floor Plan Is Not To Scale. The Floor Plan And Photographs Are For Illustrative Purpose Only.

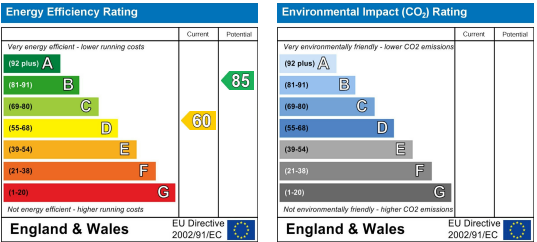
Area Map



Floor Plans



Energy Efficiency Graph



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