



**The Old Market, Yarm, TS15 9BX**  
**2 Bed - Apartment**  
**O.I.R.O £184,500**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Leasehold**



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ESTATE AGENTS







# The Old Market, TS15 9BX

\*\*\* STUNNING TWO BEDROOM APARTMENT \*\*\*

\*\*\* IDEAL LUXURY APARTMENT FOR A FIRST TIME BUYER OR COUPLE \*\*\*

NEW TO THE MARKET, this Impressive Two Bedroom First Floor Apartment, situated within the sought after area of The Old Market, Yarm. Located in the centre of Yarm, which is just a short stroll to the Main High Street with many Bars, Restaurants, Shops, whilst also the benefit of relaxing riverside walks.

The Property Briefly Comprises of; Entrance Hall, a Spacious Lounge/Dining Room, Contemporary New Kitchen, Two Double Bedrooms and Modern Shower Room.

With stunning views of the viaduct, and a neutral décor throughout, creating a bright and spacious feeling.

Externally the property has an Allocated Parking Space, with the option of purchasing an additional parking permit for the property.



## Hallway

2'9" x 11'8"

Herringbone Style Oak Floor Throughout the Hallway, with a Brand New Compact Electric Hot Water Heater Installed in the Boiler Cupboard creating ample of storage space.

New Ceiling with LED Lighting

## Lounge / Dining Room

16'5" x 10'3"

Herringbone Style Oak Floor from the Hallway into this Modern Lounge/Dining Room, with a Modern Media Wall designed to fit a 55inch Television, in addition the Lounge has Integrated Electric Fire and High Quality Grey Window Shutters, New Ceiling with LED Lighting

## Kitchen

7'6" x 7'9"

New Kitchen with High Quality Quartz Worktops and Belfast Sink with Antique Brass Fittings, with Herringbone Style Oak Flooring and Integrated Appliances consisting of a Fridge, Washing Machine, Oven and Wine Cooler.

New Ceiling with LED Lighting

## Bedroom 1

7'6" x 11'10"

Tiffany Ceiling Lights Fitted & Blue Country Tartan Carpets

## Bedroom 2

8'3" x 8'0"

Tiffany Ceiling Lights Fitted & Blue Country Tartan Carpets

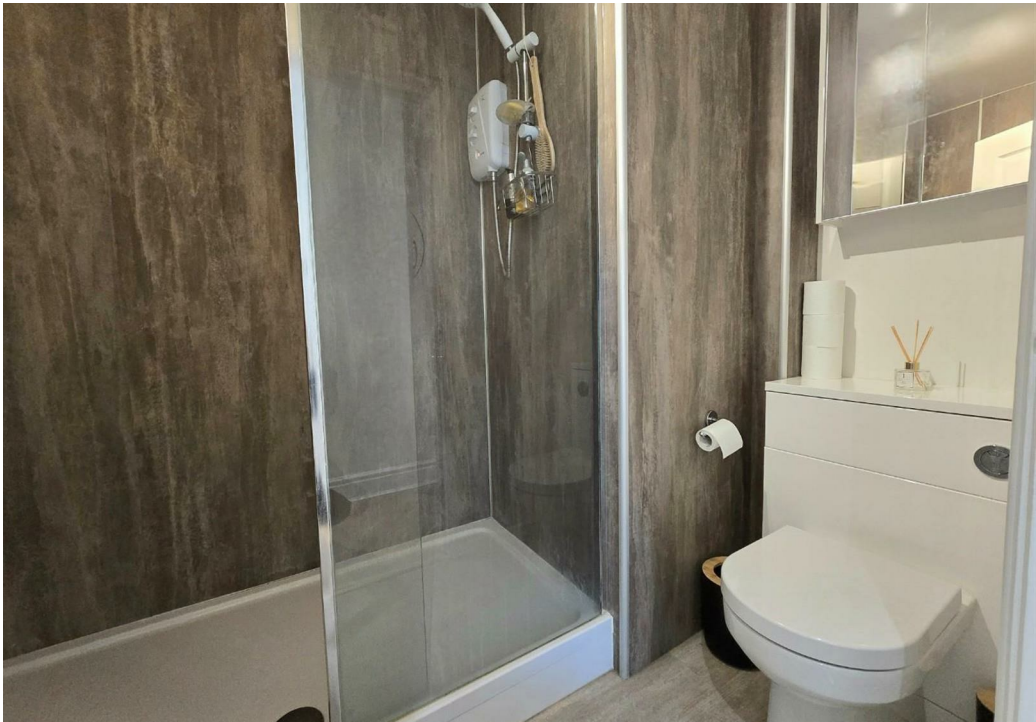
## Bathroom

5'1" x 5'7"

Re-Fitted Shower Room with Shower Enclosure, Wash Hand Basin in Vanity Unit & Low Level WC



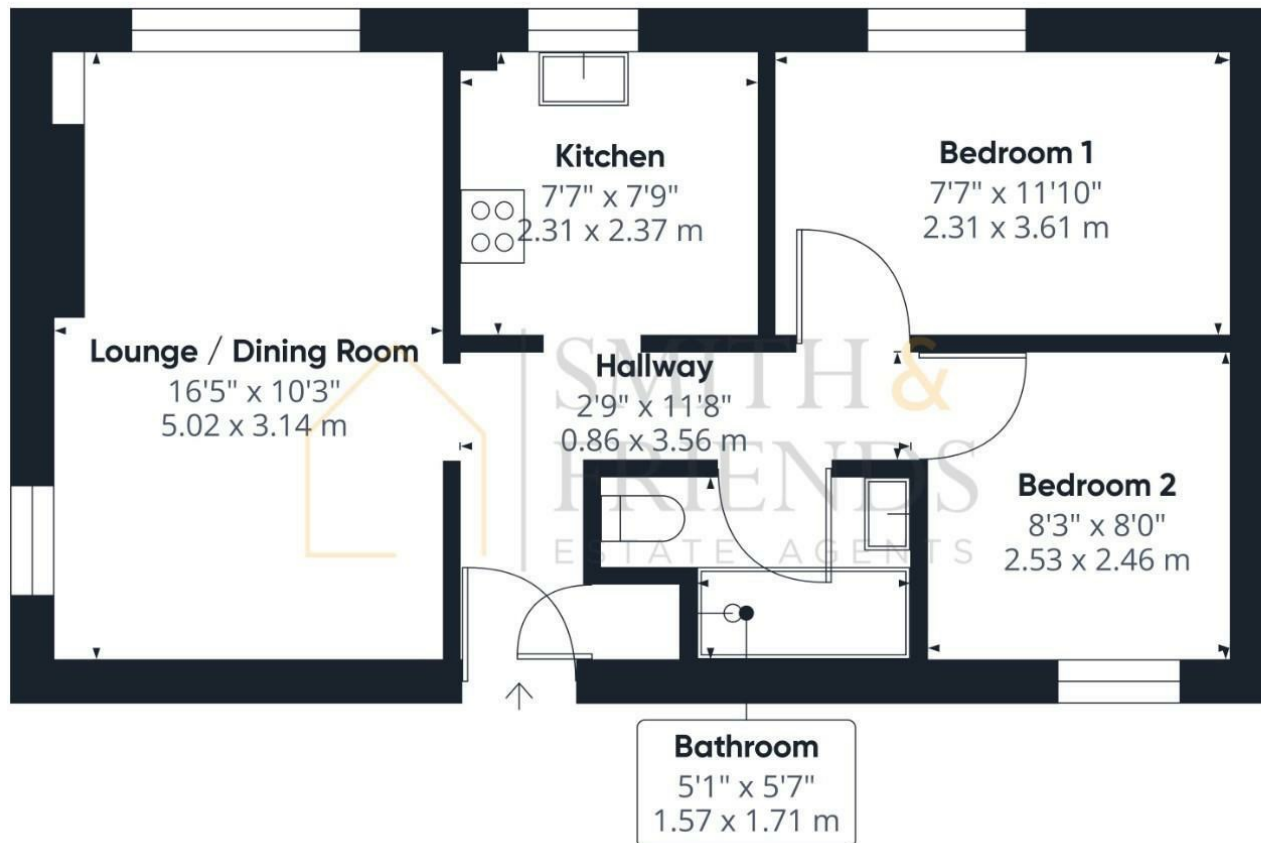












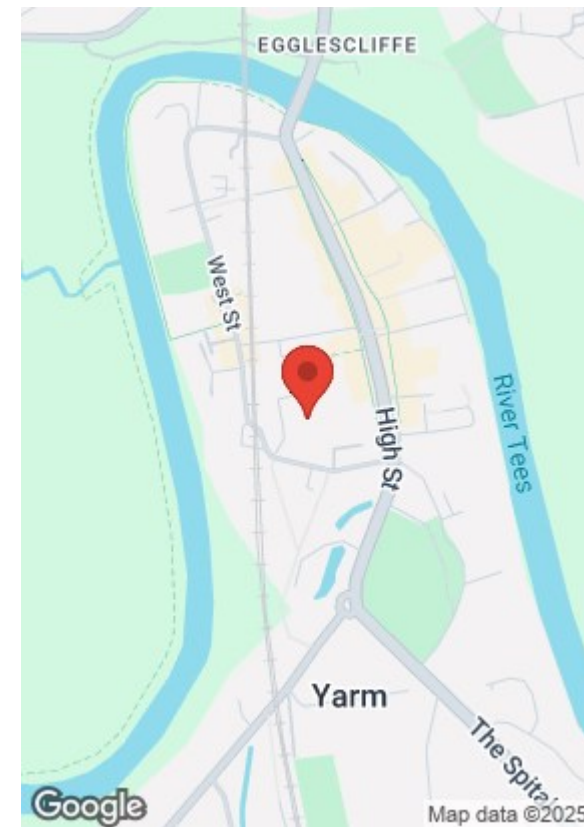
Approximate total area<sup>(1)</sup>  
467.05 ft<sup>2</sup>  
43.39 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|   |         | EU Directive 2002/91/EC |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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