



Mallard Drive, Yarm, TS15 9FD
3 Bed - House - Detached
£250,000

Council Tax Band: C
EPC Rating: B
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Mallard Drive, TS15 9FD

*** NO CHAIN SALE ***

*** IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET ***

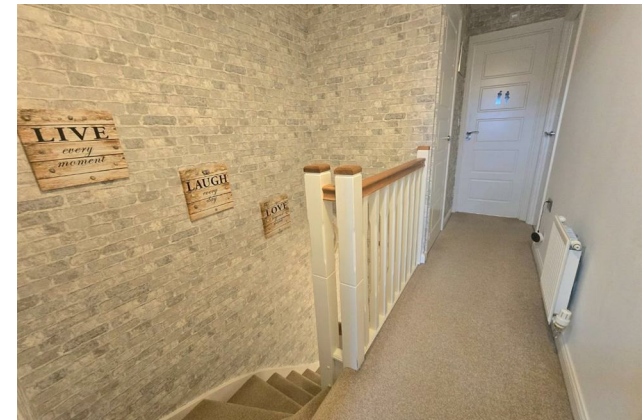
Smith & Friends Estate Agents are delighted to bring to market this modern new build three bedroom detached family home, on the Leven Woods Development in Yarm. With good excellent transport links, highly rated schools and good variety of amenities.

The property briefly comprises of; Entrance Hallway, Downstairs WC, Kitchen, Living / Dining Room with French Doors to the rear Garden.

The First Floor provides a Landing, with Two Double Bedrooms 'Master' with En-Suite Shower Room, a Third Single Bedroom and a Family Three Piece Bathroom.

Externally, the Property has a small garden to the front, with a driveway to the side of the property allowing ample of off street parking, and a landscaped low maintenance rear garden, with a good sized summerhouse.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

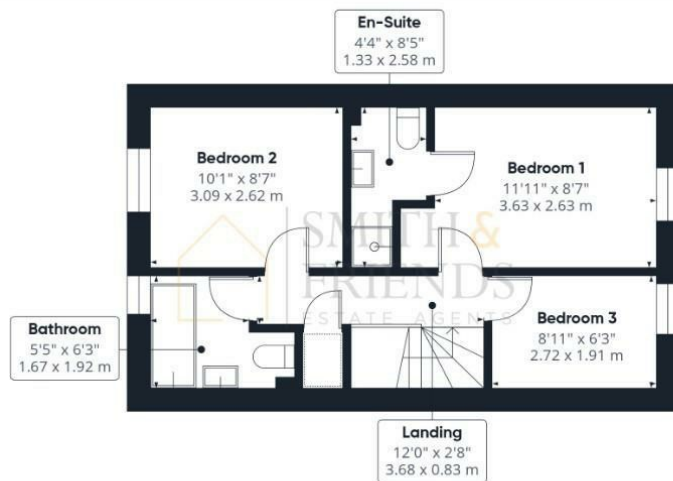








Ground Floor



Floor 1

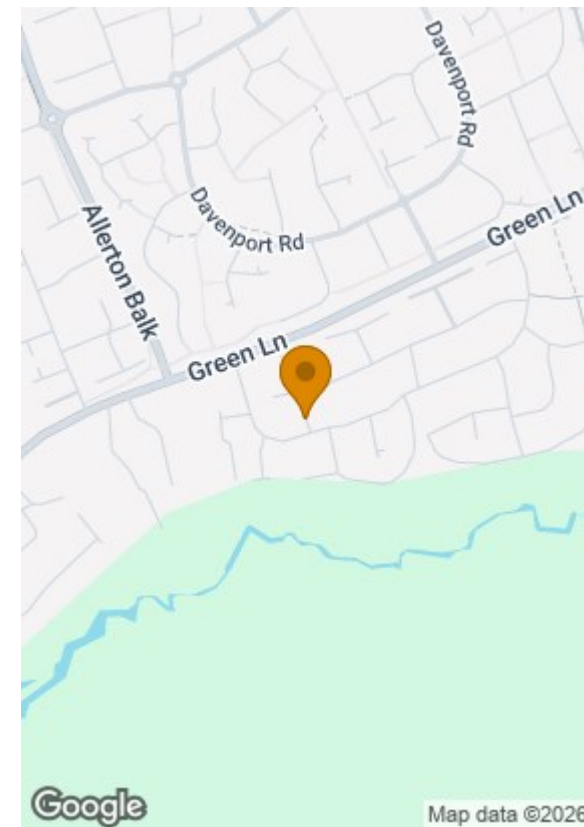
Approximate total area⁽¹⁾

757 ft²
70.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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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