

LOT

21 Bridge Street, Yarm, Cleveland TS15 9BY

15

Guide price\* £300,000+



**A period double fronted four bedroom family home full of original features and ripe for renovation and refurbishment**



**Location**

Yarm is a small yet thriving market town in the picturesque area of North Yorkshire popular with tourists and holiday visitors. The historic town has many attractive leafy residential suburbs popular with families but also benefits from essential town amenities and facilities including school, sports facilities, train station, medical centre, parks, museums, many cosmopolitan shops, bars & restaurants and boutique style shops. The property is within walking distance of the town centre and there is residents permit parking to the area.

**Description**

A substantial double fronted four bedroomed family

home packed full of original features and now in need of refurbishment and building renovation but offers the buyer incredible potential and must be viewed. This large terraced style property enjoys wonderful views towards Aislaby, features a hand build conservatory which opens out into a large rear garden, with several outbuildings. The house has gas central heating with original features including focal fireplaces, original doors, stained glass and sash windows, high skirting boards and ornate covings. This is a one off opportunity to purchase and viewing is strongly advised.

**Ground Floor** Hallway with original staircase and banister, sitting room, drawing room, dining room, conservatory

(handmade Amdega conservatory), kitchen, pantry, study and boot room or utility room.

**First Floor** Landing, master bedroom, bedroom, two, bedroom three, bedroom four, additional sunroom (access from bedroom three), bathroom and W.C.

**Outside** Former garage 13'11" x 12'4" now to provide storage space. With power and electricity. Separate detached building/studio set to the side of the patio. Ideal for use as a craft room, play room, office or music room. **GARDEN** The patio leads all the way down to the rear boundary, which backs onto the River Tees. A pretty cottage style garden with woodland plants and mature trees. An alfresco dining

area with brick build BBQ, a summer house and potting shed completes the exterior. No rear access to the garden.

**Tenure**  
Freehold

**EPC**  
Energy Efficiency Rating G

**Auction Valuer**  
Lucy Crapper ANAVA

**Note**  
Plans shown are for information only and are not to scale.

**Viewing**  
Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or at weekends Bridgfords Yarm 01642 780798