



*** AVAILABLE IMMEDIATELY ***

NEW TO THE MARKET, this modern ground floor semi-detached two bedroom apartment in the quiet residential complex of Levington Mews, Kirklevington.

The property briefly comprises of; Entrance Hall with multiple storage cupboards, Kitchen/Diner with fitted units and integrated Gas Hob, Electric Oven, Fridge/Freezer and Washing Machine. To the rear of the property there is a spacious Lounge with patio doors to rear, a Large Double Bedroom with En-Suite Shower Room, an Additional Bedroom and Family Bathroom.

Externally there is two allocated parking bays and plenty of visitor parking, including a small rear terrace.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.
REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa
RENT £750 PCM
BOND £865
(Application is subject to a Holding Fee - please refer to our website for further details)

Thirsk Road, Yarm, TS15 9WF
2 Bedroom - Apartment
£750 Per Calendar Month
EPC Rating:
TENURE:
COUNCIL TAX BAND: C



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Entrance Hall
3'8" x 10'4" (1.13m x 3.15m)
Additional 6.26m x 1.12m

Kitchen / Diner
10'2" x 12'11" (3.11m x 3.95m)

Lounge
16'0" x 12'7" (4.90m x 3.84m)

Bedroom 1
13'2" x 12'4" (4.02m x 3.77m)

En-Suite
6'3" x 4'5" (1.91m x 1.36m)

Bedroom 2
8'10" x 10'8" (2.70m x 3.26m)

Family Bathroom
6'1" x 10'2" (1.86m x 3.11m)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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