







\*\*\* AVAILABLE IMMEDIATELY \*\*\*

NEW TO THE MARKET, this modern first floor Apartment with Three Bedroom apartment in the quiet residential complex of Levington Mews, Kirklevington.

The property briefly comprises of; Entrance Porch with stairs to the First Floor, Spacious Landing, Kitchen/Diner with fitted units and integrated Gas Hob, Electric Oven, Fridge/Freezer and Washing Machine, Storage Cupboard, Family Bathroom, and Two Double Bedrooms. To the second floor there is a landing separating the Master Bedroom with built in wardrobes, and a separate Four Piece Bathroom.

Externally there is two allocated parking bays and 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 £27,750pa; Guarantor, if required £33,300pa
RENT £925 PCM
BOND £1,067

(Application is subject to a Holding Fee - please refer to our website for further details)

Thirsk Road, Yarm, TS15 9WF 3 Bedroom - Apartment £925 Per Calendar Month EPC Rating: TENURE: COUNCIL TAX BAND: C



## Thirsk Road, Yarm, TS15 9WF





Hallway 3'3" x 3'8" (1.01m x 1.13m )

FIRST FLOOR

Hallway 17'1" x 6'7" (5.22m x 2.02m) Additional Storage Cupboard - 0.79m x 1.13m

Lounge 16'4" x 13'11" (5.00m x 4.26m)

Kitchen / Diner 9'11" x 14'2" (3.03m x 4.33m)

Bathroom 6'1" x 7'6" (1.86m x 2.29m)

Bedroom 2 13'5" x 13'1" (4.09m x 4.01m)

Bedroom 3 12'6" x 12'3" (3.83m x 3.75m)

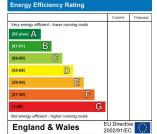
SECOND FLOOR

Landing 13'10" x 6'9" (4.22m x 2.08m)

Bedroom 1 13'10" x 17'5" (4.22m x 5.33m)

Bathroom 13'9" x 9'6" (4.21m x 2.91m)

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.



Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

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