



\*\*\* 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 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 )

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

## FIRST FLOOR

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

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)

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	

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

01642 762944

inglebybarwick@smith-and-friends.co.uk

