

 **HOUSE  
CLICKERS**  
**YOUR LOCAL PROPERTY EXPERTS**



Thirsk Road, Yarm, TS15 9WF  
**£145,000**

NO CHAIN. Set in a wonderful private gated development in the popular area of Kirklevington. This fabulous Ground floor apartment is modern and finished to a good standard and Consists of 877sqft of living space. The modern Solid Oak kitchen with integrated appliances and spacious lounge with French doors, Modern family bathroom and 2 double bedrooms of which the master benefits from on-suite shower. There is parking for 2 cars, and a secure bike shed.

**Kitchen**

12' 8" x 9' 11" (3.86m x 3.02m)

**Lounge**

16' 2" x 12' 9" (4.92m x 3.88m)

**Bedroom 1**

13' 0" x 12' 6" (3.96m x 3.81m)

**Ensuite**

6' 9" x 6' 6" (2.06m x 1.98m)

**Bedroom 2**

10' 6" x 9' 1" (3.20m x 2.77m)

**Bathroom**

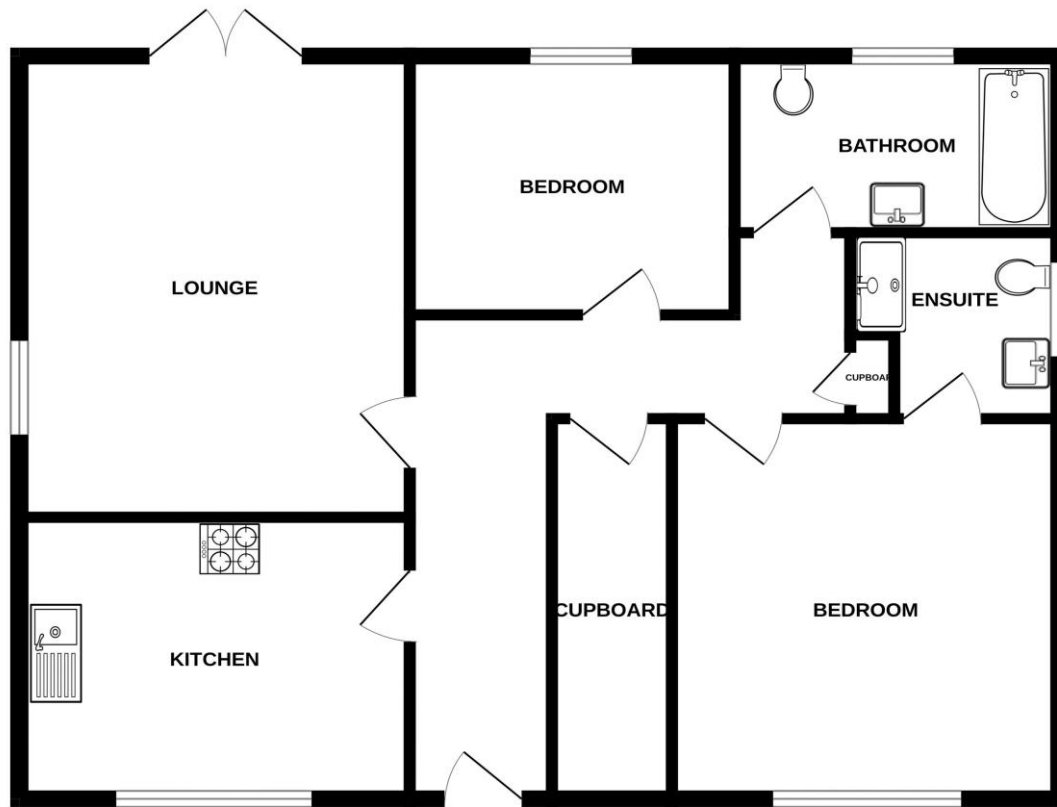
10' 6" x 6' 2" (3.20m x 1.88m)







GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq ft. (81.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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