



*** AVAILABLE OCTOBER ***

NEW TO THE MARKET, this lovely ground floor two bedroom apartment in the quiet residential complex of Levington Court, Kirklevington, Yarm.

The property briefly comprises of; Entrance Hall, Kitchen/Diner/Lounge with fitted units and integrated Gas Hob, and Electric Oven, a Large Double Bedroom with En-Suite Shower Room, an Additional Bedroom and Family Bathroom.

Externally there is one allocated parking bay and plenty of visitor parking, including a private courtyard.

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 £24,750pa; Guarantor, if required £29,700pa

RENT £825 PCM

BOND £951

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

Thirsk Road, Yarm, TS15 9WE

2 Bedroom - Apartment

£825 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: C



Thirsk Road, Yarm, TS15 9WE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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

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

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

01642 762944

inglebybarwick@smith-and-friends.co.uk

