



Mount Leven Road, Yarm, TS15 9RJ
3 Bed - House
£355,000

Council Tax Band: E
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Mount Leven Road, TS15 9RJ

Occupying a superb plot within one of Yarm's most sought-after residential locations, this spacious three-bedroom detached bungalow enjoys beautifully landscaped gardens, excellent privacy and attractive views towards Mount Leven Farm.

The accommodation comprises an entrance porch leading into a welcoming hallway, which opens to a generous L-shaped lounge and dining room. Sliding patio doors provide direct access to the rear decking and impressive garden, creating an ideal space for both relaxing and entertaining.

There are three well-proportioned bedrooms, two benefiting from fitted wardrobes, while the master bedroom features a large en-suite shower room. A family bathroom is fitted with a three-piece suite.

The kitchen offers a range of cooking appliances together with ample storage and worktop space, making it well suited to everyday living. While the property has been well maintained and retains much of its original character, it offers excellent scope for modernisation and personalisation.

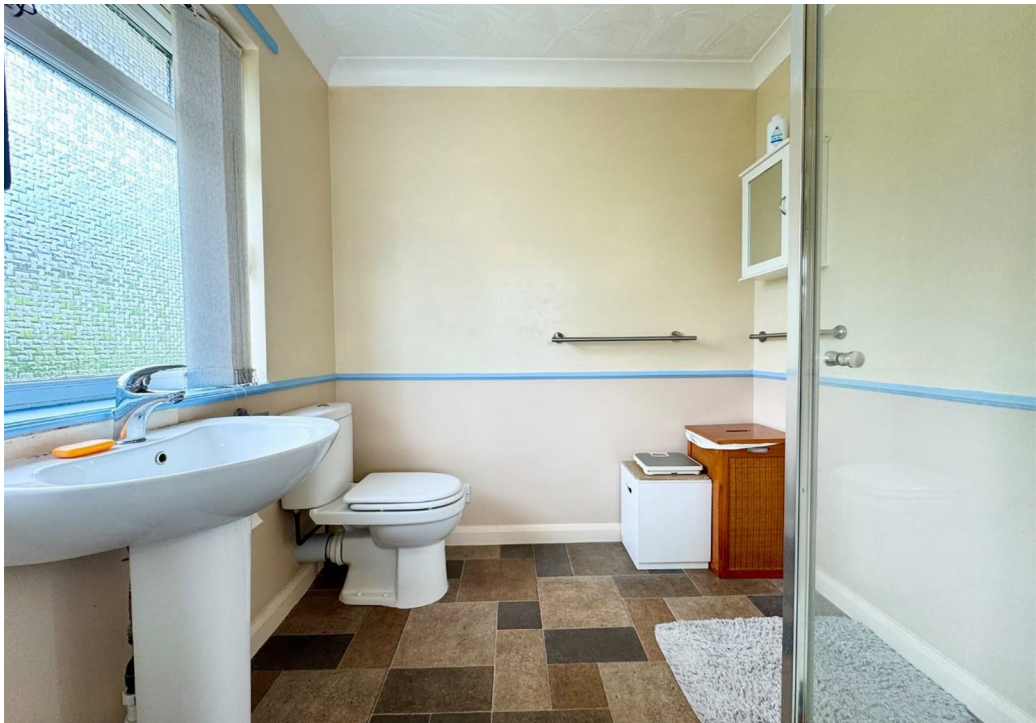
Externally, the property boasts a substantial driveway providing off-street parking for multiple vehicles, together with an electric up-and-over double garage. The rear garden is a particular highlight, featuring a patio area, extensive lawn, mature shrubs and established trees, creating a private and picturesque setting that is not overlooked.

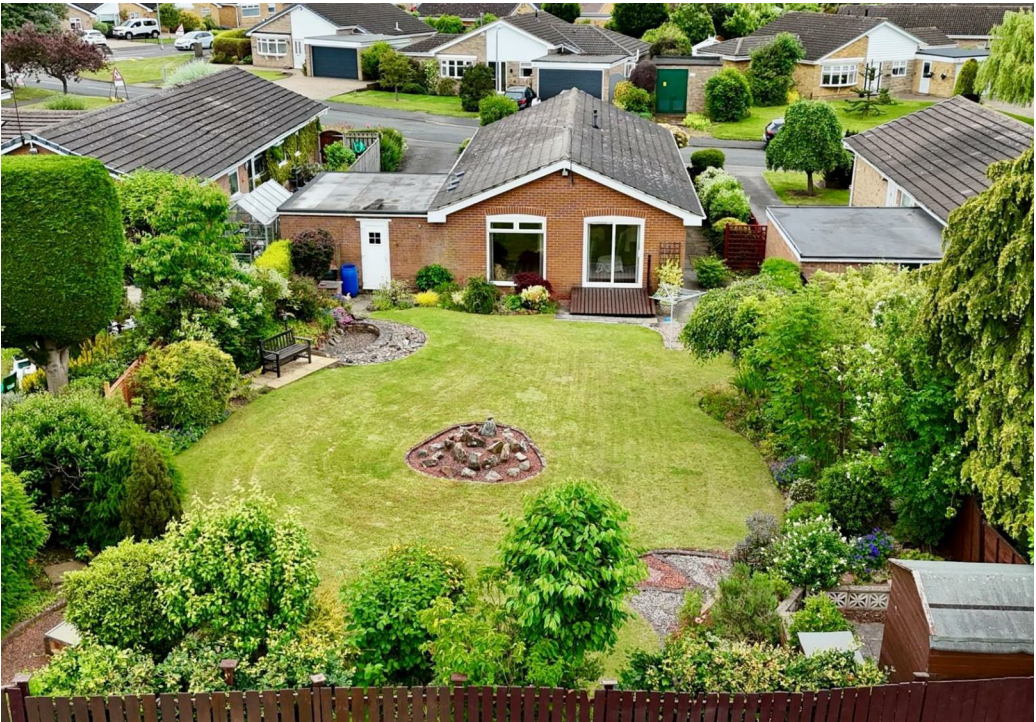
Located within the highly desirable market town of Yarm, residents enjoy a charming cobbled High Street with an excellent selection of independent shops, cafés, bars and restaurants. The area is also renowned for its highly regarded schools, convenient rail links and excellent road connections, making it ideal for families and commuters alike.

Early viewing is highly recommended to appreciate the size of the plot, the beautiful gardens and the outstanding potential this desirable bungalow has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK



Hallway 9'1" x 5'9"	En-Suite 7'0" x 6'3"
Living Room 22'0" x 12'9"	Bedroom 2 11'8" x 9'9"
Dining Room 7'9" x 10'2"	Bedroom 3 9'9" x 11'2"
Kitchen 11'8" x 10'0"	Bathroom 6'6" x 8'8"
Bedroom 1 9'9" x 9'7"	Garage 16'1" x 18'7"







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	66	75
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 incentives relating to these services.

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