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16 Levington Court Thirsk Road, Kirklevington
£139,950





16 Levington Court Thirsk Road

Kirklevington, Yarm

Very competitively priced for an early sale, this modern two bedroom first floor apartment provides an excellent opportunity for first time buyers, downsizers or investors alike.

- Very competitively priced to encourage an early sale
- A Modern two bedroom first floor apartment
- Ideal for first time buyers and investors
- Pleasant residential development on the edge of the popular village of Kirklevington
- Open-plan lounge/kitchen with fitted units and integrated appliances
- Two generously proportioned bedrooms
- Master bedroom benefiting from a modern en-suite shower room
- Contemporary bathroom with white three piece suite
- Gas central heating and double glazing
- Allocated parking space and communal gardens

16 Levington Court Thirsk Road

Kirklevington, Yarm

Very competitively priced for an early sale, this modern two bedroom first floor apartment provides an excellent opportunity for first time buyers, downsizers or investors alike.

The property occupies a pleasant position within this popular residential development, situated on the edge of the sought after village of Kirklevington. Well placed for access to Yarm with its excellent amenities and the A19 road network.

The apartment offers well-proportioned and thoughtfully arranged accommodation, complemented by gas central heating and double glazing throughout.

At the heart of the property is a bright and welcoming open-plan lounge and kitchen, creating a sociable living space ideal for both everyday living and entertaining. The kitchen is fitted with a good range of fitted units together with integrated appliances.

There are two generous bedrooms, with one benefiting from its own en-suite shower room. A separate bathroom completes the internal accommodation and features a white three piece suite.

Externally, residents can enjoy the benefit of communal gardens, while the property also comes with allocated parking, adding to its practicality.

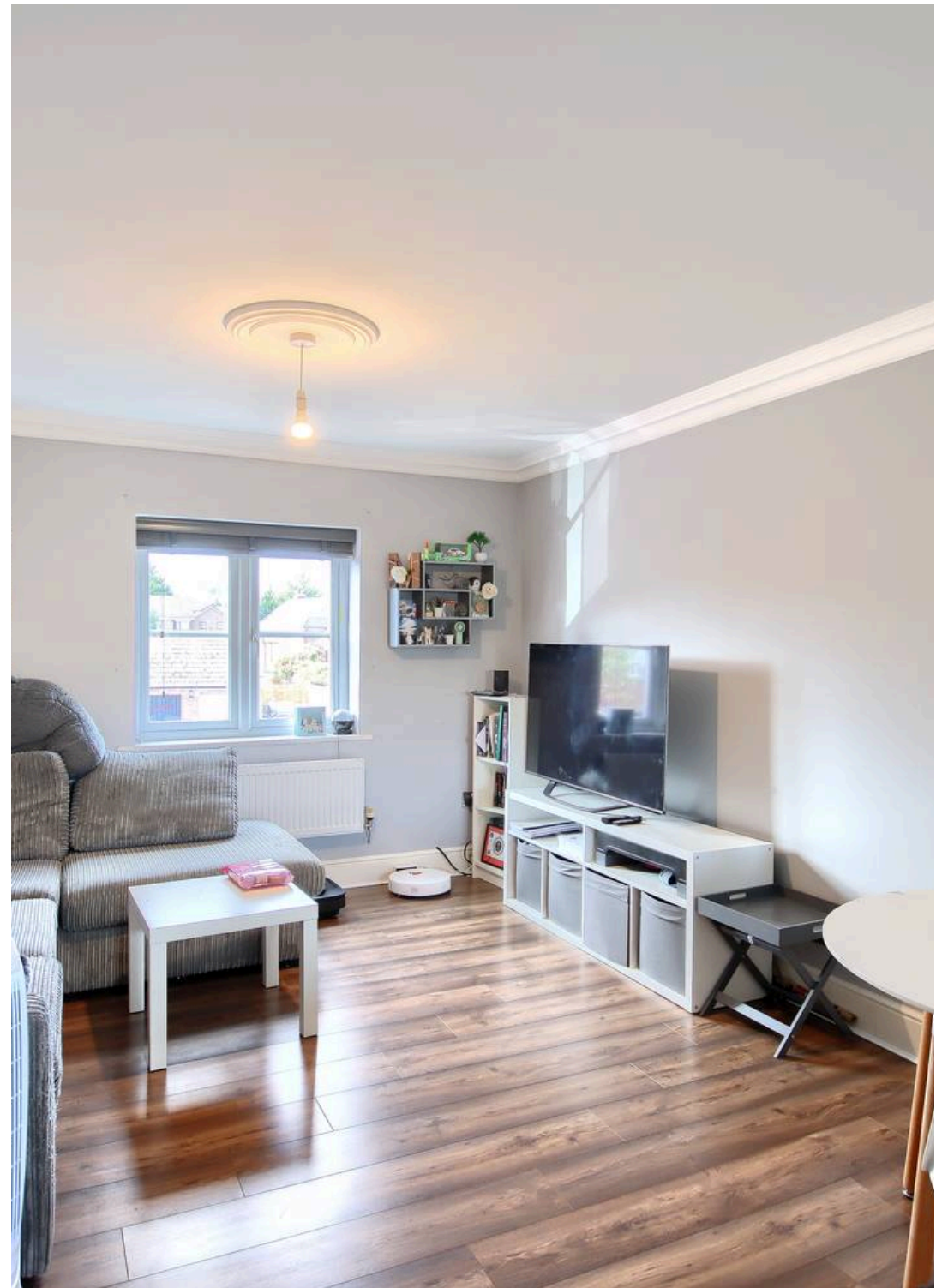
With its modern accommodation, attractive location and competitive asking price, this apartment represents an appealing opportunity for those looking to take their first step onto the property ladder or for investors seeking a potentially attractive addition to their portfolio.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Agents Note:

Service Charge: £850 PA

Buyers Identification Check(s)

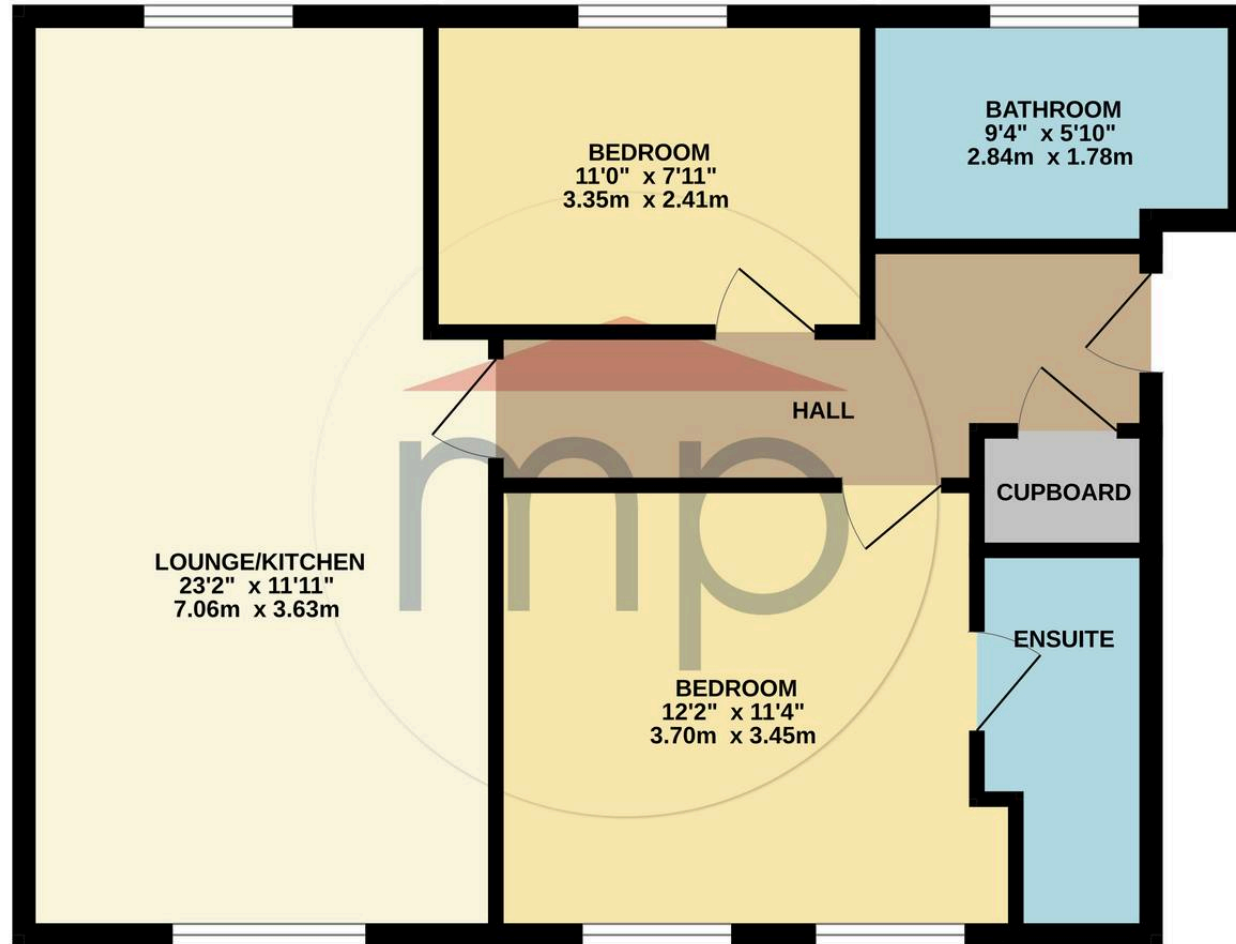
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

DC/LS/29092026



GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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