



EXCELLENT LOCATION

NEW TO THE MARKET, this modern first 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, Electric Oven, Fridge/Freezer and Washing Machine, 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.

Levington Court, Kirklevington, Yarm, TS15 9WE

2 Bed - Apartment

£139,950

EPC Rating: C

Council Tax Band: C

Tenure: Leasehold



Levington Court, Yarm, TS15 9WE

Entrance Hall
 3'4" x 17'0" (1.03m x 5.19m)
 Additional Storage Cupboard

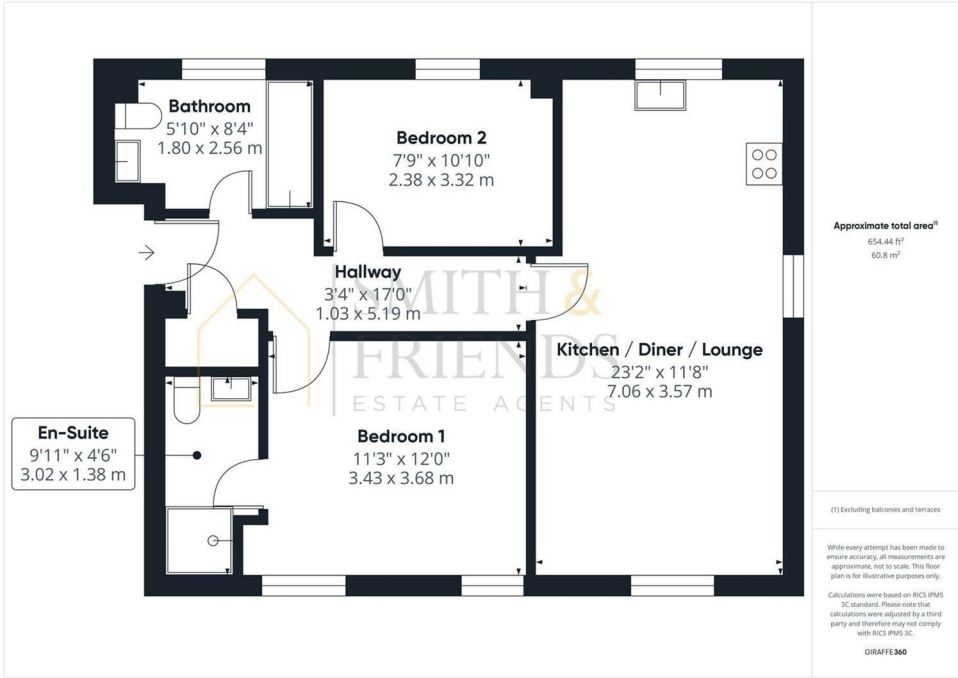
Kitchen / Diner / Lounge
 23'1" x 11'8" (7.06m x 3.57m)

Bedroom 1
 11'3" x 12'0" (3.43m x 3.68m)

En-Suite
 9'10" x 4'6" (3.02m x 1.38m)

Bedroom 2
 7'9" x 10'10" (2.38m x 3.32m)

Family Bathroom
 5'10" x 8'4" (1.80m x 2.56m)



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, conveyancing and removal 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		75	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	

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