



Levington Mews, Kirklevington Yarm TS15 9WF

welcome to

Levington Mews, Kirklevington Yarm

A deceptively spacious three-bedroom maisonette set within an exclusive gated development in the heart of Kirklevington Village, enjoying countryside views, a stunning principal suite with dressing area and luxury en-suite, spacious open-plan living, solar panels, and private EV parking.

Entrance Hall

Radiator, under stairs cupboard

Lounge

16' 1" x 16' 3" (4.90m x 4.95m)

Two radiators, two windows to front, media wall, window to side

Kitchen

10' 3" x 10' 5" (3.12m x 3.17m)

Recess for oven, extractor fan, sink, fridge freezer, range of wall and base units, window to rear, recess for appliances

Utility Room

6' 5" x 7' 10" (1.96m x 2.39m)

Window to rear, wash hand basin with vanity unit, low level WC, built-in storage cupboard, radiator

Bedroom 1

13' 11" max x 22' 7" max (4.24m max x 6.88m max)

2 side elevation windows, radiator, built in wardrobe, eaves storage

En Suite

Roll top bath, toilet, radiator, rear velux, vanity sink, walk in shower

Bedroom 2

10' 2" max x 13' 9" max (3.10m max x 4.19m max)

Rear elevation window, radiator

Bedroom 3

8' 11" max x 12' 6" (2.72m max x 3.81m)

Front elevation window, radiator

Front Garden

Gated entrances, 2 parking bays, 2 EV points





view this property online mannersandharrison.co.uk/Property/STO116192



welcome to

Levington Mews, Kirklevington Yarm

- MASTER BEDROOM WITH EN SUITE
- OFF-STREET PARKING WITH EV CHARGING POINTS
- FRONT AND REAR GARDENS
- MAISONETTE
- IDEAL FOR A WIDE RANGE OF BUYERS

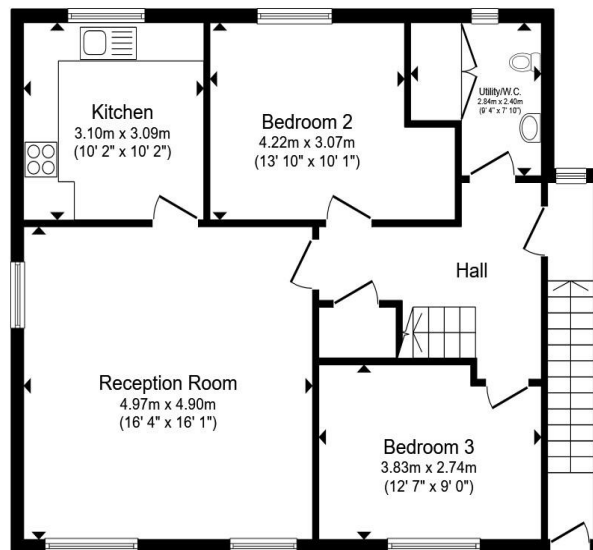
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

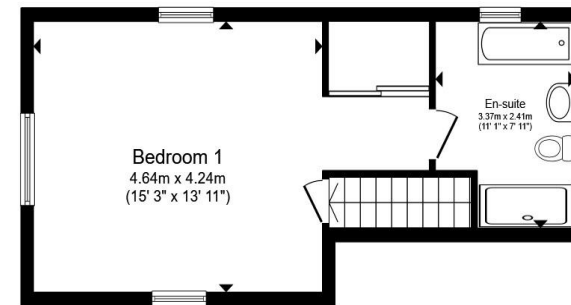
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Ground Floor



First Floor

Total floor area 112.2 m² (1,207 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online mannersandharrison.co.uk/Property/STO116192



Property Ref:
STO116192 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk