



*** AVAILABLE IMMEDIATELY ***

NEW TO THE MARKET, this modern first floor Apartment with Three Bedroom apartment in the quiet residential complex of Levington Mews, Kirklevington.

The property briefly comprises of; Entrance Porch with stairs to the First Floor, Spacious Landing, Kitchen/Diner with fitted units and integrated Gas Hob, Electric Oven, Fridge/Freezer and Washing Machine, Storage Cupboard, Family Bathroom, and Two Double Bedrooms. To the second floor there is a landing separating the Master Bedroom with built in wardrobes, and a separate Four Piece Bathroom.

Externally there is two allocated parking bays and plenty of visitor parking, including a small rear terrace.

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 £29,250pa; Guarantor, if required £35,100pa

RENT £975 PCM

BOND £1,125

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

Thirsk Road, Yarm, TS15 9WF

3 Bedroom - Apartment

£975 Per Calendar Month

EPC Rating:

TENURE:

COUNCIL TAX BAND: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Thirsk Road, Yarm, TS15 9WF



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		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

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