



**Mount Leven Road, Yarm, TS15 9RJ**  
**4 Bed - Bungalow - Detached**  
**£1,250 Per Calendar Month**

**Council Tax Band: E**  
**EPC Rating: C**  
**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Mount Leven Road, TS15 9RJ

\*\*\* AVAILABLE AUGUST \*\*\*

NEW TO THE MARKET, with Smith & Friends Estate Agents, this Four Bedroom Detached Bungalow, Situated within the Sought after area of Yarm.

The property briefly consists of; Entrance Porch, Spacious Living Room leading to an Inner Hallway. From the Inner Hallway you will find Two Double Bedrooms, and a Family Bathroom, Open-Plan Kitchen/Diner. To the rear of the property is the Master Bedroom with Fitted Wardrobes and a En-Suite Bathroom with WC/Jacuzzi Bath, Fourth Bedroom and a Sunroom.

Externally, the property has a block paved driveway providing ample of off-street parking, plus additional secure parking to the side of the property and a lovely enclosed rear garden with a range of timbered decking and well maintained lawn area.

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 £37,500pa; Guarantor, if required £45,000pa.  
RENT £1,250 PCM  
BOND £1,442  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Entrance Porch**  
**4'7" x 4'6"**

**Living Room**  
**14'1" x 15'5"**

**Inner Hallway**  
**8'1" x 10'8"**

**Kitchen**  
**14'0" x 12'2"**

**Dining Area**  
**14'5" x 10'5"**

**Bedroom 1**  
**14'5" x 10'3"**

**En-Suite**  
**7'3" x 7'11"**

**Bedroom 2**  
**9'10" x 9'9"**

**Bedroom 3**  
**10'5" x 11'6"**

**Bedroom 4**  
**7'3" x 11'4"**

**Sunroom**  
**8'11" x 15'6"**

**Family Bathroom**  
**5'6" x 6'7"**



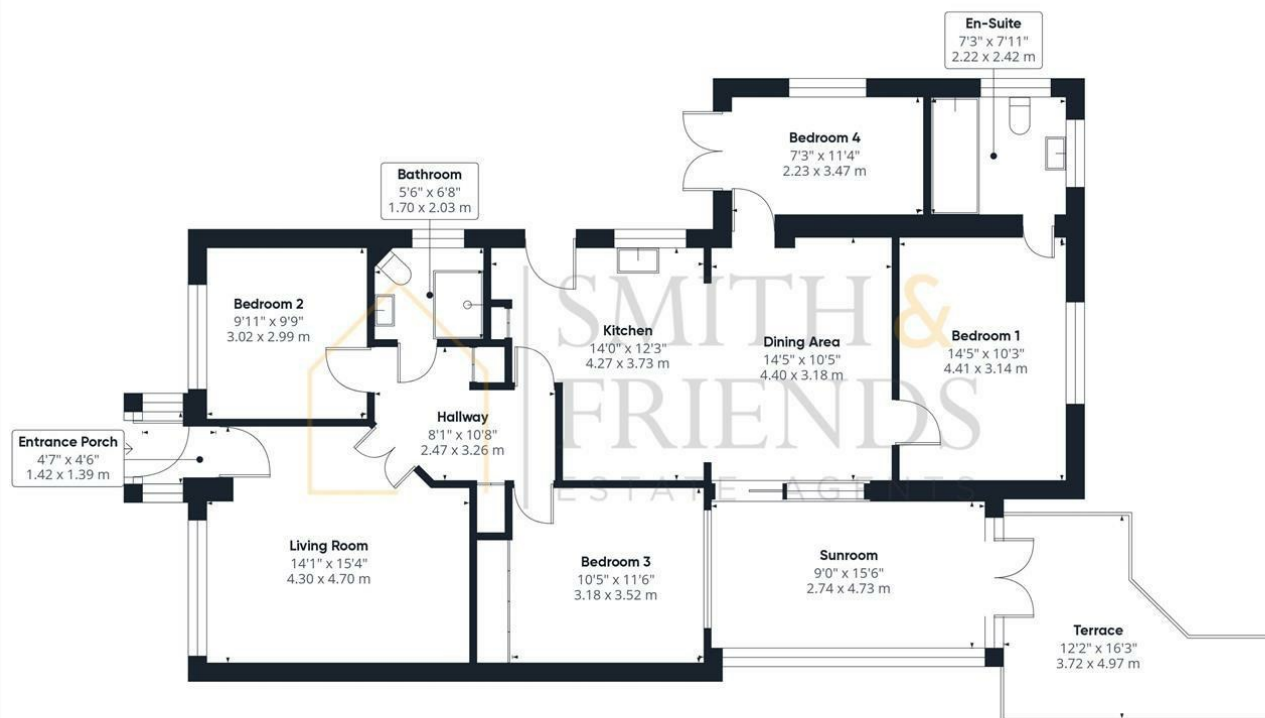












#### Approximate total area<sup>(1)</sup>

1326.45 ft<sup>2</sup>

123.23 m<sup>2</sup>

#### Balconies and terraces

142.51 ft<sup>2</sup>

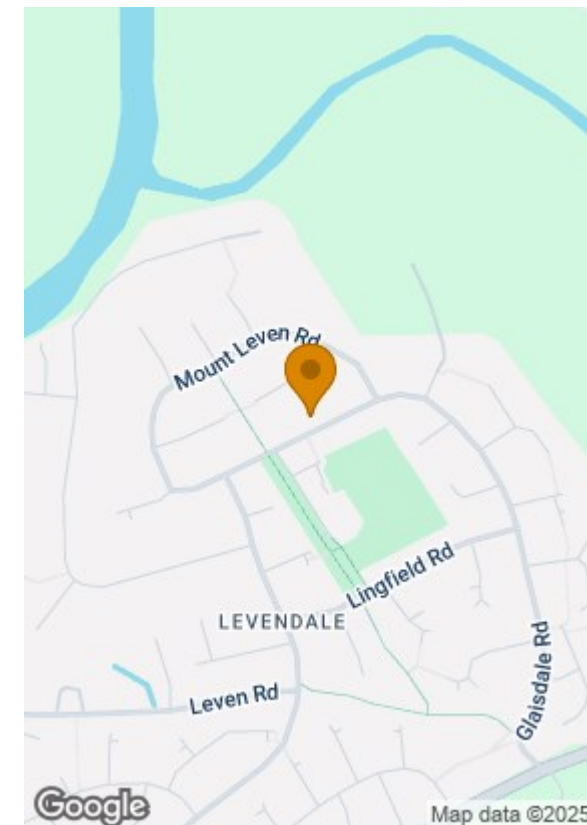
13.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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		70	83
		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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