



**Thirsk Road, Kirklevington, Yarm, TS15 9WF**  
**3 Bed - Apartment**  
**£925 Per Calendar Month**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Thirsk Road, Kirklevington, TS15 9WF

\*\*\* 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.

## Hallway

3'3" x 3'8" (1.01m x 1.13m )

## FIRST FLOOR

### Hallway

17'1" x 6'7" (5.22m x 2.02m)

Additional Storage Cupboard - 0.79m x 1.13m

### Lounge

16'4" x 13'11" (5.00m x 4.26m)

### Kitchen / Diner

9'11" x 14'2" (3.03m x 4.33m)

### Bathroom

6'1" x 7'6" (1.86m x 2.29m)

### Bedroom 2

13'5" x 13'1" (4.09m x 4.01m)

### Bedroom 3

12'6" x 12'3" (3.83m x 3.75m)

## SECOND FLOOR

### Landing

13'10" x 6'9" (4.22m x 2.08m)

### Bedroom 1

13'10" x 17'5" (4.22m x 5.33m)

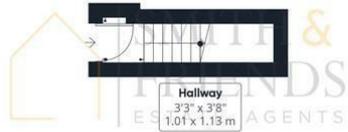
### Bathroom

13'9" x 9'6" (4.21m x 2.91m)









Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
 1328.15 ft<sup>2</sup>  
 123.39 m<sup>2</sup>

Reduced headroom  
 60.67 ft<sup>2</sup>  
 5.64 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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