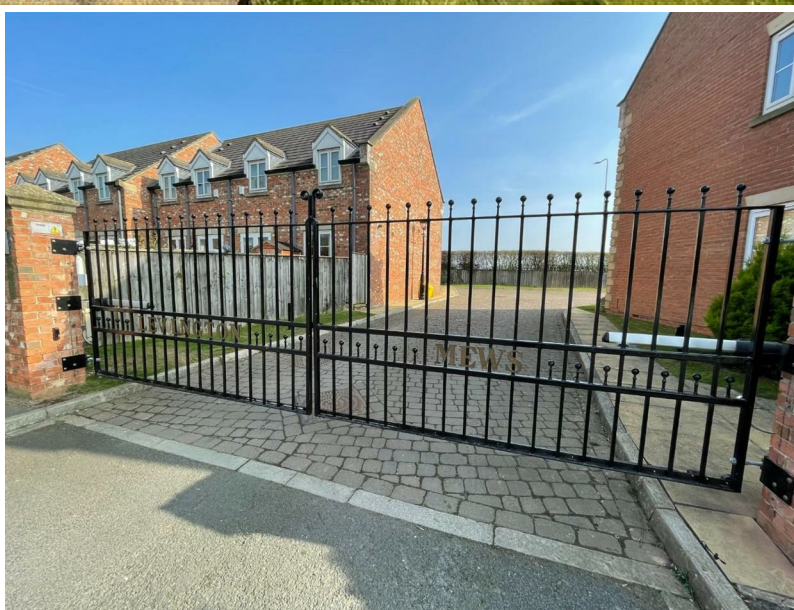




Thirsk Road, Yarm, TS15 9WF

2 Bed - House - Terraced

Offers In The Region Of £170,000

EPC Rating null

Council Tax Band C

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ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

MID TERRACE MEWS HOUSE. TWO BEDROOMS. SECURE GATED DEVELOPMENT. VILLAGE LOCATION. CLOSE TO YARM AND THE A19. OPEN VIEW TO THE FRONT. GROUND FLOOR CLOAKROOM/WC. TWO BATHROOMS. GROUND FLOOR WC. ALLOCATED PARKING. ENCLOSED REAR GARDEN. IDEAL FOR A VARIETY OF BUYERS. A two bedroom mews style mid terrace house located in a secure gated development on the outskirts of Kirklevington village. The property enjoys an outlook over farmland to the front from the first floor windows. Kirklevington is located just off the A19 trunk road a short drive from the delightful market town of Yarm which stands on the River Tees with its wide selection of shops, restaurants, bars and excellent schools for all age groups. The property offers accommodation suitable for a range of prospective buyers in good decorative order with the benefit of gas central heating and uPVC double glazing. The accommodation briefly comprises: Entrance Hall, Lounge, fitted Kitchen/ Dining Room with built in oven and hob and French doors leading to the rear garden, ground floor Cloakroom/WC with a white suite, Landing, Bedroom 1 with En Suite Bathroom/WC with a white suite and Bedroom 2 with En Suite Shower Room/WC with a white suite. Externally there is a open plan front garden, enclosed low maintenance rear garden with decked patio area and allocated parking. Viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door to the front elevation. Staircase giving access to the first floor. Ceiling coving and panelled door leading to the lounge.

LOUNGE

13'8 x 11'6 maximum measurement (4.17m x 3.51m maximum measurement)

Double glazed window to the front elevation. Tv aerial point, central heating radiator, ceiling coving, ceiling rose and panelled door leading to the kitchen/ dining room.

KITCHEN/DINING ROOM

14'6 x 10'4 (4.42m x 3.15m)

Double glazed window to the rear elevation. Fitted with a good range of floor, wall and drawer units with fitted work surfaces having a tiled splashback surround incorporating a single drainer stainless steel sink unit with mixer tap. Built in double oven and five ring gas hob with stainless steel extractor hood above. Space and plumbing for a washing machine and integrated dishwasher. Tiled flooring, central heating radiator, ceiling coving and panelled door leading to the cloakroom/WC. Double glazed French doors to the rear elevation giving access to the rear garden.

CLOAKROOM/WC

White suite comprising washbasin and low level WC. Ceramic tiled walls, tiled flooring and central heating radiator.

FIRST FLOOR LANDING

Access to the loft, ceiling coving and panelled doors leading to two bedrooms.

BEDROOM 1

10'4 x 11'6 increasing to 14'6 (3.15m x 3.51m increasing to 4.42m)

Two double glazed window to the front elevation with open aspect. Central heating radiator, ceiling coving, ceiling rose and panelled door leading to en suite.

EN SUITE BATHROOM/WC

6'10 x 5'6 (2.08m x 1.68m)

White suite comprising bath with wall mounted shower, washbasin with mixer tap and vanity storage unit below and low level WC. Ceramic tiled walls, tiled flooring, central heating radiator, ceiling coving and extractor fan.

BEDROOM 2

10'6 x 8'8 (3.20m x 2.64m)

Double glazed window to the rear elevation. Central heating radiator, ceiling coving, ceiling rose and panelled door leading to en suite.

EN SUITE SHOWER ROOM/WC

6'4 x 5'4 (1.93m x 1.63m)

Double glazed window to the rear elevation. White suite comprising of a shower cubicle with wall mounted shower, pedestal washbasin with mixer tap and low level WC. Ceramic tiled walls, tiled flooring, extractor fan and central heating radiator.

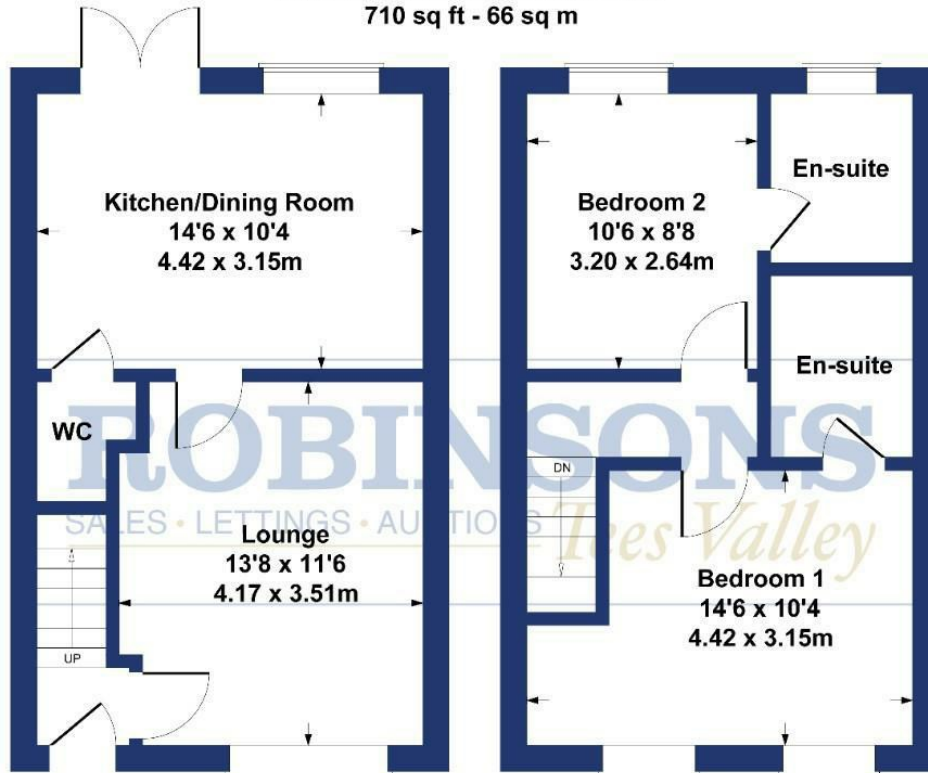
OUTSIDE

Open plan front garden laid to lawn. Low maintenance rear garden enclosed by timber fencing with decked patio area. Allocated car parking space.



Levington Mews

Approximate Gross Internal Area
710 sq ft - 66 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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	72 88

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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