



Leven Bank Road, Yarm, TS15 9WJ
2 Bed - Park Home
£194,950

Council Tax Band: A
EPC Rating:
Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Leven Bank Road, TS15 9WJ

*** Exclusive Over 50's Residential Park Home ***

*** Outstanding Views Over The Leven Valley And The River Leven ***

New to the Market with Smith & Friends, a beautiful two bedroom residential park home, situated within a pleasant location off Level Bank Road, near Yarm with spectacular views of the river Leven and Leven Valley.

The property has been built to a very high standard with high quality fixtures and fittings throughout.

Comprising of Open Plan Entrance Hall entering the spacious Kitchen / Dining Room, with Integrated appliances and a stunning central island. As well as the Kitchen being a great focus point of the property, the living room offers triple aspect views French doors to the gardens.

In addition the property has a lovely Master Bedroom with built in wardrobes, dressing room and a new en-suite shower room, and an additional second double bedroom and a luxury bathroom.

Externally, the property has a single driveway and wrap-around lawn gardens with a patio area, ideal for relaxing in and enjoying the stunning views. This residential park is exclusive for the over 50s and offers a 12-month licence.

Early Viewing's Advised with Smith & Friends Estate Agents - Ingleby Barwick

Hallway

6'1" x 9'8"

Kitchen

16'3" x 8'7"

Dining Area

9'10" x 9'6"

Living Room

11'7" x 19'3"

Inner Hallway

12'7" x 2'11"

Bedroom 1

9'11" x 9'4"

With Walk-In Dressing Room

En-Suite

5'7" x 6'6"

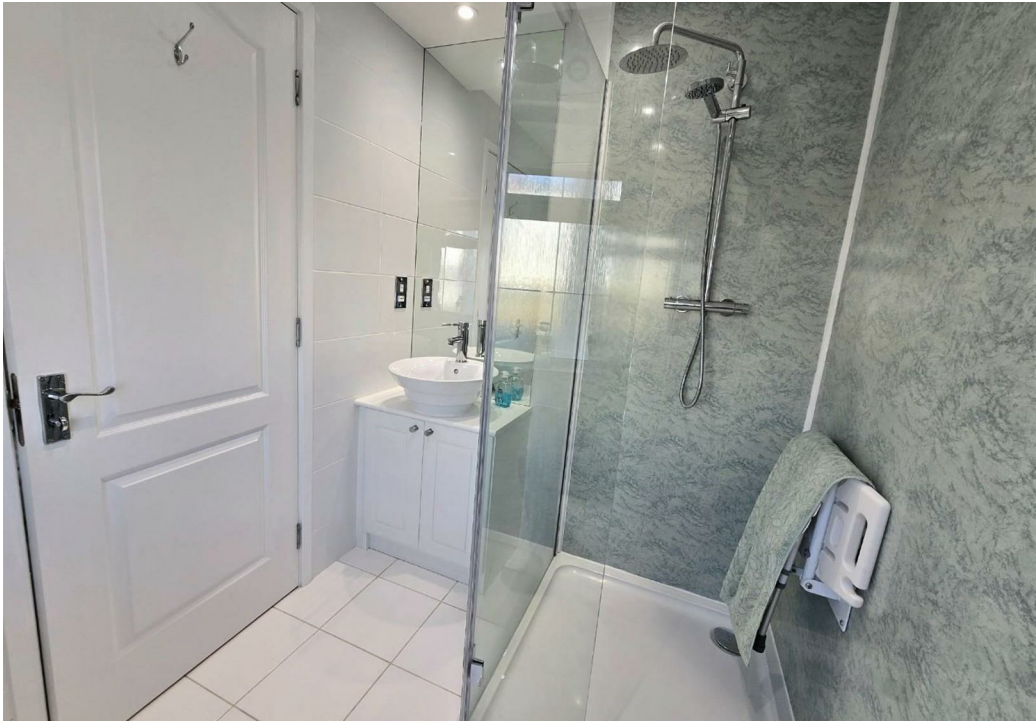
Bedroom 2

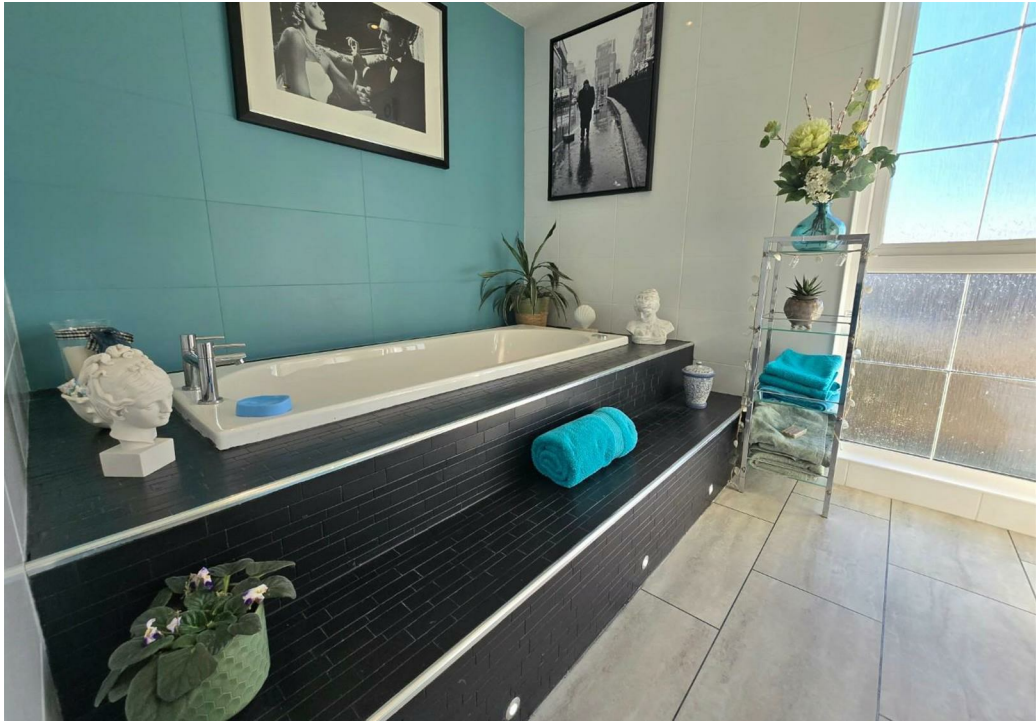
10'7" x 9'4"

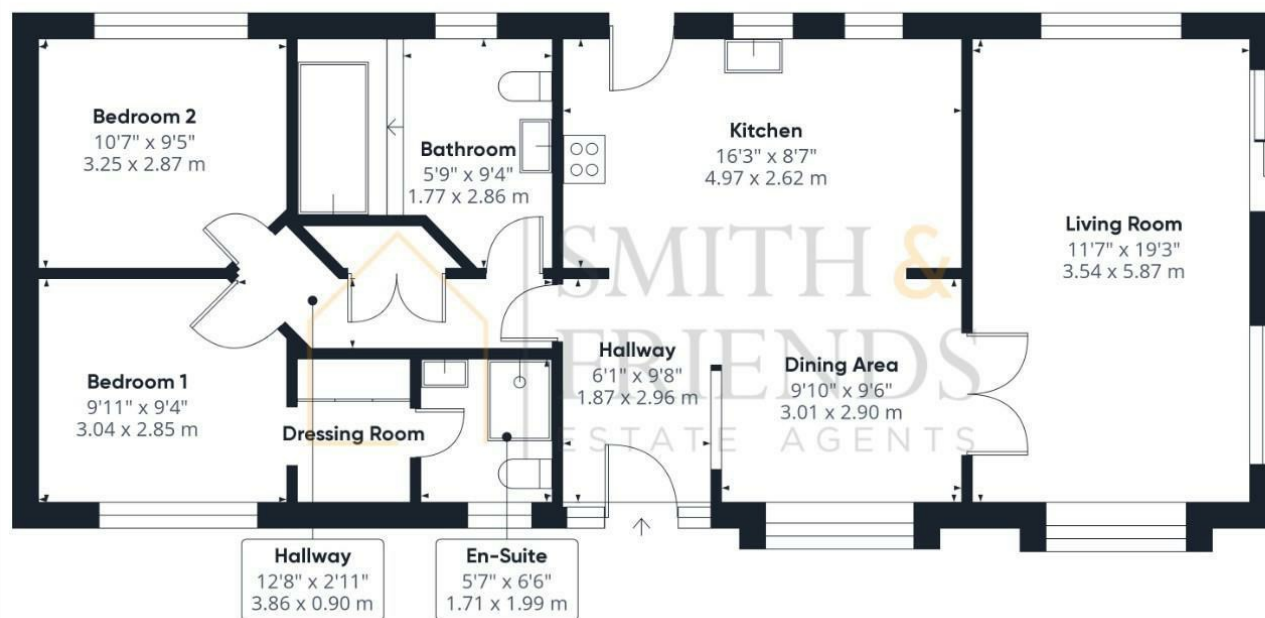
Family Bathroom

5'9" x 9'4"









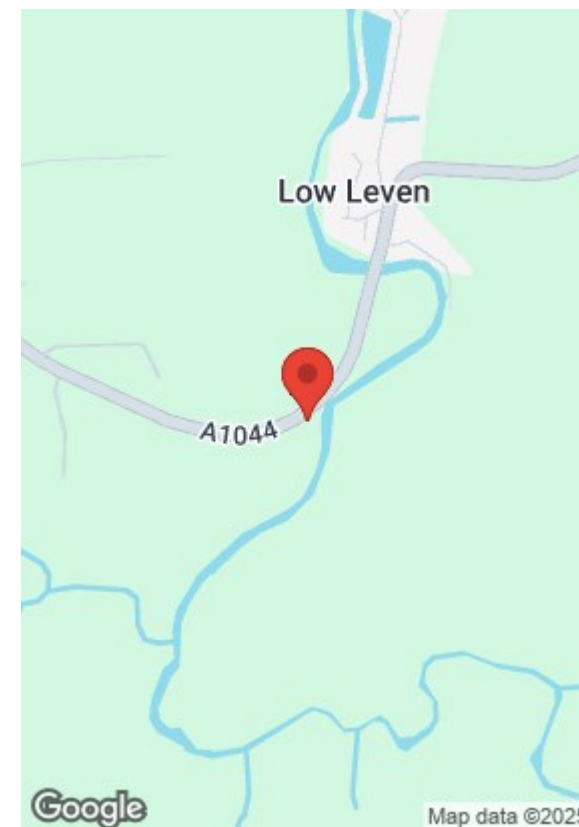
Approximate total area⁽¹⁾
946.47 ft²
87.93 m²

(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 are based on RICS IPMS 3C standard.

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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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