



## Levington Court, Kirklevington, Yarm, TS15 9WE

Offered for sale with the advantage of NO ONWARD CHAIN, this modern two bedroom mid-terraced house is located on the outskirts of Kirklevington Village and is conveniently situated close to the historic Yarm High Street, which offers a variety of restaurants, shops, cafes, and bars.

The property features a lounge, kitchen/dining room with French doors opening out to the rear garden, and a cloakroom/wc on the ground floor. Moving to the first floor, there are two double bedrooms, bedroom one comes with an en-suite bathroom, while bedroom two has an en-suite shower room.

Outside, there is a lawn area at the front of the property with a pathway leading to the entrance. The rear garden has iron railings and includes a timber decked area. Additionally, the property offers the convenience of residential parking.

The property will suite a range of buyers including those looking for a first purchase or an Investor looking for a buy to let opportunity. The location is also beneficial for commuters due to its close proximity to the A19 and good transportation connections.

Asking Price £155,000



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## ENTRANCE HALL

### LOUNGE

13'8" x 11'6" (4.17 x 3.51 (4.16 x 3.50))

### KITCHEN/DINING

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

### CLOAKROOM/WC

4'10" x 3'1" (1.47 x 0.94)

## FIRST FLOOR LANDING

### BEDROOM ONE

11'6" x 10'6" (3.51 x 3.20)

### EN-SUITE

7'0" x 5'6" (2.13 x 1.68)

### BEDROOM TWO

10'5" x 8'8" (3.18 x 2.64)

### EN-SUITE

6'4" x 5'6" (1.93 x 1.68)

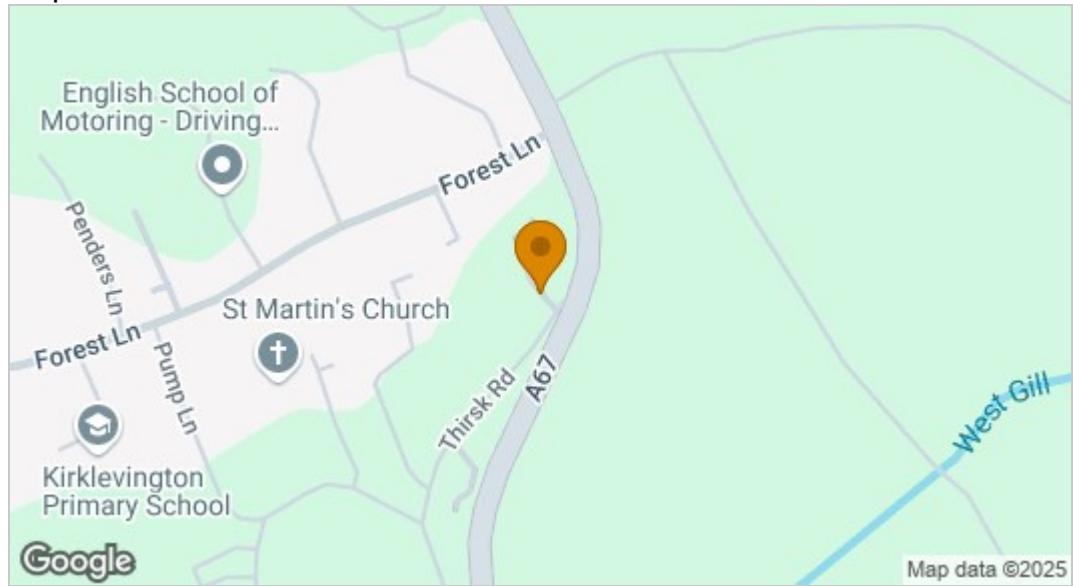
### AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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		74	
EU Directive 2002/91/EC			

## Floor Plan



## VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.