



## 18 Levington Mews Thirsk Road Kirklevington, Yarm, TS15 9WF

Situated in the highly sought-after village of Kirklevington, this well-presented two-bedroom mews-style home offers modern, comfortable living within a quiet and secure development. The property is conveniently located within easy reach of Yarm High Street, with its range of shops, restaurants, and local amenities.

The property briefly comprises a spacious and inviting living room, perfect for both relaxing and entertaining. To the rear, a well-proportioned kitchen/diner provides ample space for cooking and dining, with French doors opening onto the garden, allowing for plenty of natural light and seamless indoor-outdoor living. A useful ground floor WC completes the accommodation.

To the first floor are two generous double bedrooms, both benefiting from private en-suite facilities. The principal bedroom features an en-suite bathroom with a bath, while the second bedroom is served by an en-suite shower room, offering flexibility for sharers or guests.

The home further benefits from allocated parking for two vehicles and is set within a gated development, providing additional privacy and security.

**£850 Per Month**

# 18 Levington Mews Thirsk Road

Kirklevington, Yarm, TS15 9WF



- TWO-BEDROOM MEWS-STYLE HOME IN SOUGHT-AFTER KIRKLEVINGTON VILLAGE
- GROUND FLOOR WC FOR ADDED CONVENIENCE
- SPACIOUS LIVING ROOM IDEAL FOR RELAXING AND ENTERTAINING
- GATED DEVELOPMENT WITH ALLOCATED PARKING FOR TWO VEHICLES
- TWO GENEROUS DOUBLE BEDROOMS WITH PRIVATE EN-SUITE FACILITIES
- CONVENIENTLY LOCATED NEAR YARM HIGH STREET WITH SHOPS, RESTAURANTS, AND AMENITIES

## Kitchen

14'06 x 10'04 (4.42m x 3.15m)

## Lounge

13'09 x 11'05 (4.19m x 3.48m)

## Bedroom One

11'06 x 10'05 (3.51m x 3.18m)

## Bedroom Two

10'05 x 8'08 (3.18m x 2.64m)



Directions





# Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	