

**18 VILLAGE FOLD
KIRKBY FLEETHAM, NORTHALLERTON**



**A WELL LAID OUT AND SPACIOUS, ATTRACTIVELY PRESENTED 3-BEDROOMED
DETACHED BUNGALOW RESIDENCE ON GOOD SIZED ATTRACTIVE PLOT**

- Attractive Detached Bungalow Residence
- 3-Bedroomed with Master En Suite
- UPVC Sealed Unit Double Glazed
- Oil Central Heating
- Gardens to Front and Rear
- Integral Garage

Price to Sell: Offers in the Region of £250,000
NO ONWARD CHAIN – AVAILABLE FOR EARLY COMPLETION

18 VILLAGE FOLD, KIRKBY FLEETHAM

SITUATION

Northallerton	7 miles	Bedale	6 miles
Darlington	17 miles	A.1	2 miles
Richmond	8 miles	A.19	13 miles

The property is attractively situated in a good location just outside the centre of this much sought after, highly desirable North Yorkshire village of Kirkby Fleetham.

The property itself enjoys attractive views out to front and rear and is situated in a very quiet position.

The property is conveniently situated in relation to the local market towns of Northallerton, Bedale and Richmond and within easy reach of the A.1 trunk road providing good access to routes north and south bringing Tyneside, Teesside, Leeds and West Yorkshire within 45 minutes commuting distance and providing good links into the main arterial road networks of the UK.

The village of Kirkby Fleetham enjoys the benefit of a renowned Primary School, Public House, Village Shop / Post Office and a Church.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all reasonably accessible.

Schools – Besides the well respected Primary School the area is well served by good state and independent schools. Comprehensive schools at Bedale, Northallerton, Richmond and Darlington. Independent schools at Polam Hall (Darlington), Hurworth, Teesside High, Yarm, Ampleforth and Baldersby.

Hunting – is with the Bedale, although the Hurworth and Zetland Hunts are close-by. The renowned packs of the York & Ainsty North, West of Yore and Bilsdale are within reasonable and convenient boxing distance.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and Yorkshire Dales and close to local rivers and ponds.

Racing – Catterick, Ripon, Thirsk, York, Sedgefield, Redcar, Beverley, Newcastle and Doncaster.

Horses & Riding - The area around the property is particularly attractive riding country with many quiet country roads in the vicinity. Richmond Equestrian Competition Centre and Livery Yard is also in the vicinity.

Golf – Bedale, Romanby, Thirsk, Darlington, Richmond and Catterick.

Walking – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property. The property lies between the North Yorkshire Dales National Park and the North Yorkshire Moors and is within one hour travelling of the Coast at Whitby, Scarborough and Redcar where further leisure activities are to be found.

Theatres – Darlington, Richmond, Durham and Newcastle.

Leisure Centres – Richmond, Darlington, Northallerton, Bedale and Scotch Corner.

Communications – A.1 Trunk Road is close-by providing access north and south and commuting onto the A.66.

Mainline railway stations at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of 2 ½ hours approx. Additionally, via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley (30 mins), Newcastle and Leeds Bradford.



DESCRIPTION

18 Village Fold, Kirkby Fleetham comprises a most attractive and well presented, well positioned, 3-bedroomed detached bungalow residence of character and distinction which sits on a good sized plot and enjoys the benefit of lawned gardens to front and rear together with good sized driveway offering hardstanding for a number of vehicles and access to the integral garage.

The property enjoys the benefit of UPVC sealed unit double glazed windows, oil fired central heating, is well laid out and spacious internally and has En Suite to Master Bedroom, hardwood sealed unit double glazed Conservatory and attractive views out to front and rear.

The property sits at the head of a nice cul de sac in a very quiet position and is approached over block paved driveway leading down to the integral garage.

The front garden is laid to lawn with block paved edging. A wrought iron gate to the side of the garage leads to the rear of the property and there is a flagged walkway around to the rear. The rear of the property enjoys the benefit of a large flagged patio which retains a nice degree of privacy and has steps up to the main rear garden which is laid to lawn with a central horse chestnut tree.

The block paving extends around to the front of the property where there is an attractive stone built porch with archway leading to entrance to property.

The property is offered chain free and available for early completion. Early inspection is recommended. The property has been priced to sell.

ACCOMMODATION

Covered Entrance

Stone flagged floor. Hardwood panelled ceiling with ceiling light point. In through UPVC sealed unit double glazed front door with attractive etched glass panel.

Entrance Vestibule 1.06m x 1.27m (3'6" x 4'2")

Ceiling light point. Radiator. Feature window looking onto front garden. Internal panelled door into:

Sitting Room 6.45m x 3.40m (21'2" x 11'2")

Central feature wall mounted ornamental chimney breast fireplace with marble hearth with brass surround. Coved corniced ceiling. Two ceiling light points. 5 wall light points. Double radiator. TV point. Telephone point. Moulded attractive dado rail. Door to Inner Hallway. Archway with glass shelved display inset leads into Dining Room.

Inner Hallway 2.33m x 0.81m (7'8" x 2'8")

Ceiling light point. Attic access.

Dining Room 3.27m x 3.07m (10'9" x 10'1")

Coved corniced ceiling. Ceiling light point. Radiator. Sliding patio doors to rear.



Conservatory 2.64m x 3.07m (8'8" x 10'1")

Hardwood with sealed unit. It has thermalactic ceiling and built on low level brick base. Ceiling light point. Power points. There are sliding patio doors out to rear of property and garden and it enjoys a good outlook onto the rear garden.

Door from Dining Room leads into:

Kitchen 5.35m x 3.32m (17'7" x 10'11") max

With a range of light oak base and wall cupboards, work surfaces with inset single drainer; single bowl sink unit with mixer tap over. Space and point for electric cooker with Elisa extractor hood and light over. Attractive tiled splashbacks with inset farmyard scene tiles. Unit matched leaded glass fronted shelved display cabinets. Space for fridge freezer. Attractive outlook onto the garden. Floor mounted Myson Velaire oil fired central heating boiler. Utility area with space and plumbing for auto wash. Space and point for dishwasher. Space for additional appliances. Radiator. Fitted work surface. Useful microwave shelf. UPVC sealed unit double glazed rear door leading out to rear garden and patio. Ceiling light point. Door from kitchen leads into Garage.



En Suite Master Bedroom
3.37m x 3.62m (11'1" x 11'11")

Nice range of built in bedroom furniture comprising 2 x double wardrobes with cloaks hanging rail and shelved storage over. Oversized corner single having cloaks hanging, shelved storage under and over. Matching 3 drawer bedside tables. Matching 5 drawer chest. Radiator. Ceiling light point. Views onto rear garden. Door to:



En Suite Shower Room
2.00m x 1.47m (6'7" x 4'10")

Fully tiled corner shower cubicle having New Team 3000 Thermostatic electric shower. Matching pedestal wash basin and WC. Ceiling light point. Radiator. Wall mounted mirror fronted bathroom cabinet.

Bedroom No. 1
2.49m x 2.25m (8'2" x 7'5")

Ceiling light point. Radiator. Nice views out to front garden.

Bedroom No. 2
2.74m x 3.40m (9' x 11'2")

Ceiling light point. Radiator. Views onto rear garden.

Family Bathroom
2.03m x 1.80m (6'8" x 5'11")

Ceiling light point. Extractor fan. Suite comprising oak panelled bath, fully tiled shower area and half tiled to remainder of rear of the bath. Brass mixer tap with shower attachment over. Matching pedestal wash basin and WC. Half tiled walls. Wall mounted mirror fronted bathroom cabinet. Radiator.

GARDENS

The front garden is laid to lawn with block paved edging. A wrought iron gate to the side of the garage leads to the rear of the property and there is a flagged walkway around to the rear. The rear of the property enjoys the benefit of a large flagged patio which retains a nice degree of privacy and has steps up to the main rear garden which is laid to lawn with a central horse chestnut tree.

Integral Garage
6.42m x 2.72m (21'1" x 8'7" max)

Up and over doors to front. Light and power. Useful built in shelved storage. Space and plumbing for auto wash. Space for additional appliance. Coat hooks. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

Mains Water, Electricity and Drainage.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHT OF WAY

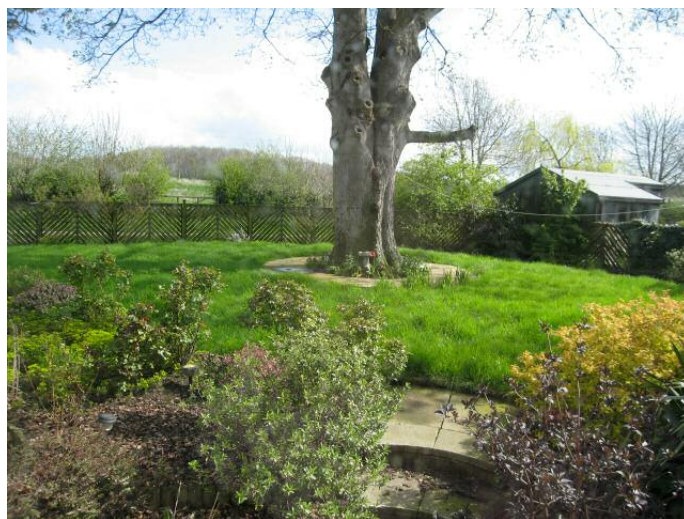
There is a right of way over the adjacent property to the rear with wrought iron gate to front.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is E.

LOCAL AUTHORITY

Richmondshire District Council, Frenchgate, Richmond – Tel: (01748) 829100.





COMMITMENT

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- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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