



## 13 KIRKBY LANE

KIRKBY FLEETHAM, DL7 0SG

**£375,000**  
**FREEHOLD**

A four bedroom detached home close to the heart of a popular village, ideal for Bedale, Northallerton & Junction 51 of the A1(M). The property is nicely positioned in a quiet area and benefits from an excellent enclosed garden, tandem garage, off street parking and a great layout, perfect for modern lifestyles.

**NORMAN F. BROWN**

Est. 1967



# 13 KIRKBY LANE

• Four Bedrooms • Detached Home • Popular Village Location • Ideal For Bedale, Northallerton & Junction 51 Of The A1(M) • Enclosed & Private Rear Garden • Tandem Garage & Off Street Parking • Great Layout • Oil Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This extended detached home is located in a quiet position within a popular and convenient village for Bedale, Northallerton and junction 51 of the A1(M).

The property has a great layout for modern lifestyles that opens into a central hallway which has space for hanging coats and stairs to the first floor. The Sitting room is a spacious room that is the full length of the house with multiple windows and French doors to the garden making a bright room, ideal for family time and an inset log burning stove provides a cosy feel. The dining kitchen is again a spacious room with the central dining area having space for an 8 person table and chairs, a great space for entertaining or for family time with sliding patio doors out to the rear garden. The kitchen itself has a range of wall and base units with a work surface, tiled splashbacks plus a one and a half bowl sink with a draining board. There are spaces for appliances including an electric cooker with an extractor hood over, a tall fridge freezer, dishwasher and a washing machine. There is also a downstairs WC under stairs. The snug is set to the front of the house and provides for an extra reception room, play room or an at home study.

To the first floor the landing opens to the four bedrooms and the bathroom, The main bedroom is an excellent double to the front with an ensuite that comprises of a corner shower enclosure with double

sliding screen doors, a push flush W.C and a wall mounted washbasin. Bedroom two is another excellent double with an attractive outlook to the front, a built in airing cupboard as well as the loft hatch with a drop down ladder to the partly boarded loft. Bedrooms three and four are both excellent single bedrooms to the rear with a pleasant view over the rear garden, Bedroom 4 also has a built in wardrobe. The house bathroom comprises of a panelled bath with an electric shower over, a low level W.C and a pedestal mounted washbasin.

## Outside

To the front and side there is a paved driveway providing off street parking with attractive shrub borders with slate clippings and there is also a large tandem garage perfect for storage, a workshop or for cars and there is gated access to the sides for the rear garden. The private and enclosed rear garden has a block paved patio area stretching across the rear of the house accessed from the kitchen or sitting room, overlooking the lawned garden and all enclosed by fenced and walled boundaries.

## Location

This great home is located in the heart of Kirkby Fleetham, a village in the Hambleton District of North Yorkshire. There are Primary Schools nearby and for Secondary Schools there is Richmond, Northallerton

and Bedale, the village is also close to Aysgarth Independent Prep School. The Black Horse Inn located in the village has AA Rosette Restaurant. The village also has a village hall which holds a number of community based activities. The property is within easy access to the A1M, which provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Teesside International Airport and Leeds Bradford airport are both within an hours' drive away and there is also a bus stop in the village.

#### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council  
Tel: (01609) 779977

Council Tax Band – E

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband: Please Note A booster is fitted to the side of the property by Voneus. The property has free broadband through this arrangement with Voneus.

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

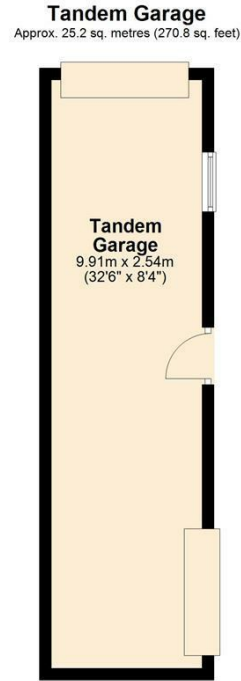
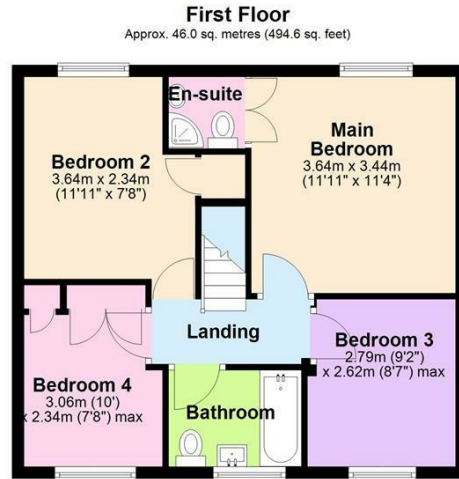
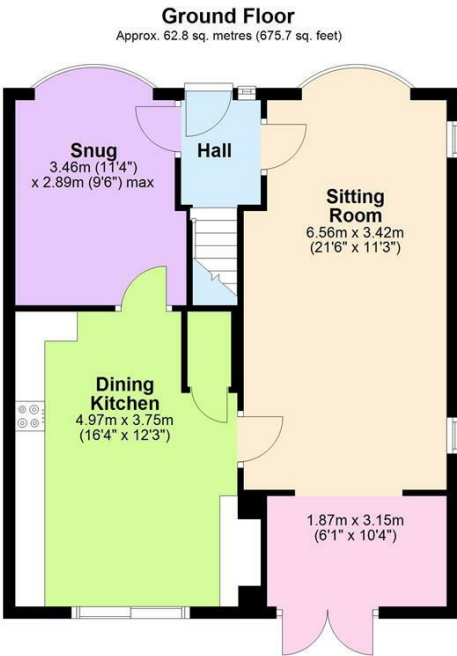
Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

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Total area: approx. 133.9 sq. metres (1441.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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