



**14 VILLAGE FOLD, KIRKBY FLEETHAM,
NORTHALLERTON, DL7 0TX**

**£375,000
FREEHOLD**

A fantastic opportunity to put your stamp onto a detached home offering lots of potential, nicely positioned within a quiet cul de sac in a popular village ideal for Bedale, Northallerton and the A1(M). The property benefits from a large plot and private gardens, off street parking, a double garage plus an oil fired heating system and is offered for sale with no onward chain.

NORMAN F. BROWN

Est. 1967

14 VILLAGE FOLD, KIRKBY FLEETHAM,

• Fantastic Plot • Four bedrooms • Detached House • Lovely Private Gardens • Cul De Sac Position Within A Popular Village • Lots of Potential & Modernisation Required • Off Street Parking & Double Garage • Ideal For Bedale, Northallerton & The A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing



Description

The property opens into the entrance porch which leads into a central hallway where there is space for hanging coats. Off the hallway is the dining room and sitting room. The sitting room is bright and spacious with a bottled gas fed fire providing an cosy feel and double patio doors open into the conservatory looking out over the fantastic gardens. The dining room adjoins the kitchen and could be knocked through to create an open plan dining kitchen. The dining room has space for a large dining table and chairs and a dresser, great for entertaining.

The kitchen comprises of a matching range of wall and base units with a work surface over with tiled splashbacks and a double sink with a drainer. There are spaces for a freestanding electric cooker with an extractor hood over and a tall fridge freezer. Off the kitchen is a utility room which has a range of cupboards for storage and a work surface with space under for a washing machine and tumble dryer and there is also a useful W.C tucked under the stairs.

To the first floor the central landing has a loft hatch and leads to the four bedrooms and the house bathroom. The main bedroom is a lovely bright room with built in wardrobes, matching bedside tables and a dressing table with built in chests of drawers. There is also an ensuite which comprises of a step-in shower with sliding screen door, tiled walls and an

electric shower, plus a low level WC and a washbasin set into a vanity unit.

The second bedroom is also a double bedroom to the front and has a built in airing cupboard. Bedrooms three and four are two smaller double bedrooms, both with double glazed windows overlooking the attractive rear garden and the open fields beyond.

The bathroom has a panelled bath with mixer tap over, low level WC and a washbasin set onto a plinth.

Outside

To the front there is an attractive lawned garden with a planted border having an inset range of shrubs, there is also a tarmac driveway providing parking for multiple cars leading to an attached double garage. The garage itself has an electric up and over door and a personal door to the rear garden.

There is gated access at the side of the garage with a path leading down the side of the property to the substantial private rear garden, which is mainly lawned with planted flower bed borders and shrubberies by a paved patio area giving a perfect space for entertaining or for families to be together. There is also gated access to the rear lane and all enclosed by a mature beech hedgerow and a large garden shed provides more storage.

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

Sitting room fire is fed by bottled gas.

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

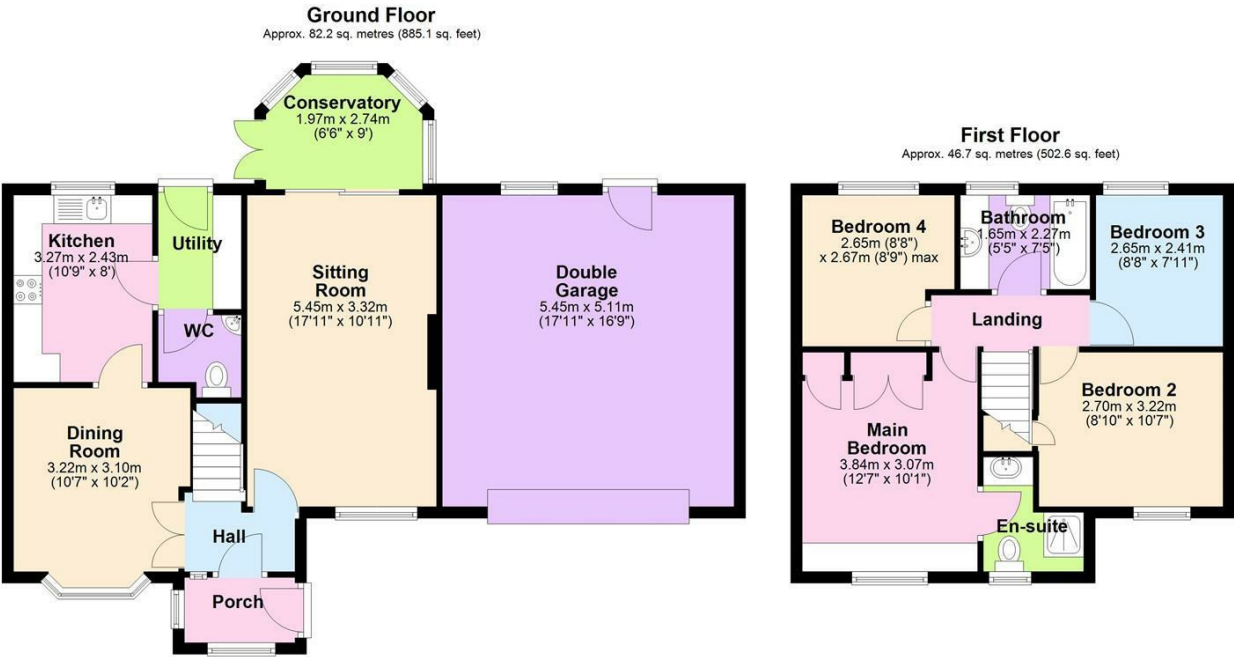
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

14 VILLAGE FOLD, KIRKBY FLEETHAM,





Total area: approx. 128.9 sq. metres (1387.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

