



MERRIVILLE, VILLAGE FOLD,  
NORTHALLERTON  
O.I.R.O £340,000



Northallerton  
Estate Agency



# Village Fold

Northallerton, DL7 0TX

**MERRIVILLE IS A MUST SEE PROPERTY IN THE SOUGHT AFTER VILLAGE OF KIRKBY FLEETHAM. THIS VILLAGE IS ON A BUS ROUTE, CLOSE TO THE A1 AND NORTHALLERTON WITH ITS MAINLINE TRAIN STATION AND TWICE WEEKLY MARKET. MERRIVILLE IS A 3 BEDROOM DETACHED BUNGALOW WITH A DETACHED GARAGE, PARKING FOR 5/6 CARS AND MATURE WELL KEPT GARDENS.**

- **DETACHED BUNGALOW**
- **DOUBLE GARAGE AND PARKING FOR 5/6 VEHICLES**
- **3 BEDROOM**
- **SOUGHT AFTER VILLAGE LOCATION**
- **EN-SUITE TO MASTER BEDROOM**
- **CLOSE TO A1 AND NORTHALLERTON MAINLINE STATION**



## **FRONT LOBBY**

UPVC FRONT DOOR, CEILING LIGHT POINT, RADIATOR AND SIDE WINDOW

## **LIVING/ DINING ROOM**

A VERY SPACIOUS DUAL ASPECT WINDOW ROOM WITH LOTS OF NATURAL LIGHT, FEATURE FIREPLACE, 2 X CEILING LIGHT POINTS, 2 X DOUBLE RADIATORS, COVED CEILING, TV & PHONE POINTS

## **KITCHEN**

A GOOD RANGE OF OAK EFFECT BASE AND WALL UNITS, SINGLE DRAINER AND SINK WITH MIXER TAP, SPACE FOR COOKER, WASHING MACHINE & FRIDGE FREEZER, WOOD LAMINATE EFFECT FLOORING, CEILING LIGHT POINT AND DOOR TO THE OUTSIDE AREA.

## **INNER HALL**

CEILING LIGHT POINT AND LOFT ACCESS

## **BEDROOM 1**

GOOD SIZED DOUBLE WITH CEILING LIGHT POINT, DOUBLE RADIATOR, PHONE POINT AND DOOR INTO EN-SUITE

## **EN-SUITE**

SHOWER ROOM WITH MIRA REFLEX BAR SHOWER, WASH BASIN, WC AND MIRROR FRONT CABINET.

## **BEDROOM 2**

FITTED ROBES WITH GOOD HANGING SPACE, OVER BED STORAGE, CEILING LIGHT POINT, DOUBLE RADIATOR

## **BEDROOM 3**

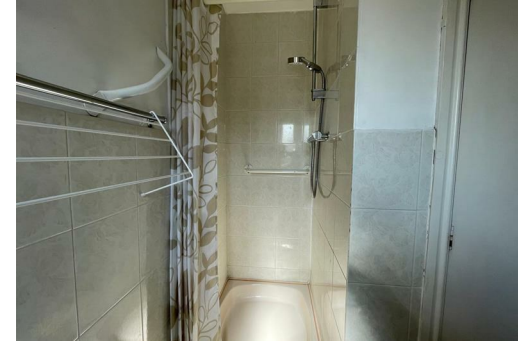
CEILING LIGHT POINT, RADIATOR, PHONE POINT.

## **DOUBLE GARAGE**

ELECTRIC UP AND OVER DOOR, CLAY PANTILE ROOF.

## **GARDEN**

MATURE WELL MAINTAINED COTTAGE GARDEN WITH WORCESTER COMBI OIL BOILER AND OIL TANK.



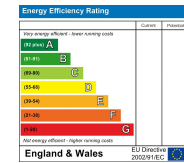
Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
1038 sq.ft. (96.5 sq.m.) approx.



22 VILLAGE FOLD, KIRBY FLEETHAM, NORTHALLERTON, DL7 9TX

TOTAL FLOOR AREA: 1038 sq.ft. (96.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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