

S.4879



Northallerton
Estate Agency

5 ST MARY'S TERRACE
KIRKBY FLEETHAM, NORTHALLERTON DL7 0SF



**An Attractively Situated, Well Laid Out & Spacious, Immaculately Presented
Three Bedroomed Semi Detached Family House, in Highly Desirable Village
Location**

**UPVC Sealed Unit Double Glazing
Oil Fired Central Heating
Quality Fitted Living Kitchen**

**Gardens to Front & Rear
Driveway & Garage to Side
Additional Off Road Parking**

OFFERS IN THE REGION OF £239,000

5 ST MARY'S TERRACE, KIRKBY FLEETHAM, NORTHALLERTON DL7 0SF

SITUATION

Northallerton	7 miles	A.1	2 miles
Darlington	17 miles	A.19	13 miles
Richmond	8 miles	York	40 miles
Bedale	6 miles	Leeds	49 miles
Teesside	30 miles	Yarm	20 miles

5 St Mary's Terrace, Kirkby Fleetham occupies a good sized plot in an attractive and quiet position on the minor road just off Kirkby Fleetham Green towards to the centre of this sought after North Yorkshire village.

The property is situated on a good sized, easily maintained plot with scope for extension subject to any planning permissions. The property is nicely set back from the minor road that leads into the village and is yet within walking distance of all village amenities.

The village of Kirkby Fleetham is very conveniently situated in relation to the local market town of Northallerton, Bedale and Richmond where a full and comprehensive range of educational, recreational and medical facilities can be found and it is within easy reach of the A.1 trunk road providing excellent access to routes north and south and bringing all the larger major centres within 45 minutes commuting distance and providing good links into the main arterial road networks of the UK.

AMENITIES

The village of Kirkby Fleetham enjoys the benefit of renowned local Primary School, Public House, Church and Village Hall.

Shopping – market town shopping is available at Northallerton, Bedale, Darlington and Richmond.

Schools - Besides the well-respected Primary School, the area is well served by good state and independent schools. Additional Primary Schools to be found at Morton on Swale, Leeming, Aiskew and Bedale. Comprehensive schools can be found at Bedale, Northallerton, Richmond and Darlington.

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.

Cycling & Walking - The property is situated in an area with outstanding walking and cycling opportunities in and around the village.

DESCRIPTION

The property comprises a traditional brick built with clay tile roof, three bedroomed, substantial semi detached family house enjoying the benefit of UPVC sealed unit double glazing and oil fired central heating. The west facing property is immaculately presented, well laid out and spacious and has scope for further extension subject to the necessary planning permissions.

The property is accessed onto a concrete driveway with chipped front garden offering parking for additional vehicles. The front garden is arranged behind low level ornamental walk with picket fence behind the brick set shrubbery. Path and steps lead up to the front door and access is under a covered entrance. To the side the property has a gated access with close boarded fencing adjacent to continued driveway giving access to the detached garage. To the rear the property enjoys flagged patio, opening out onto concrete and chippings seating area which at present has shed together with plinth and oil tank. The main rear garden is lawned with close boarded fencing and a corner chipped area suitable for an additional shed, decking or seating area. It should be noted that

the rear gardens are of a good size and provide an attractive backdrop to the property.

Internally the property enjoys immaculately presented, three bedroomed accommodation with of particular note the attractive fully fitted living kitchen together with good sized sitting room, rear access leading to cloaks and boot store and utility room. To the first floor there are three good sized bedrooms together with a modern fully fitted bathroom. Additional space is available in the attic which at present has a pull down ladder and offers excellent storage and could potentially subject to any necessary building regulations provide for additional residential accommodation.

ACCOMMODATION

In up steps through composite front door with upper leaded and etched glazed panel into:

Entrance Hall

0.88m x 1.16m (2'11" x 3'10")

Stairs to first floor. Ceiling light point. Etched panel door to:

Sitting Room

4.37m x 3.15m (14'4" x 10'4")

Central chimney breast with stone hearth, hearth mounted multi burning stove and oak mantel shelf. Double radiator. Centre ceiling light point. TV and Sky points.

Living Kitchen

5.71m x 3.25m (18'9" x 10'8") opening out to 4.29m (14'1")

Sitting/ dining area enjoys the benefit of fireplace feature with stone hearth and oak mantel shelf, currently not in use but could be opened up. Centre ceiling light point. Double radiator. Telephone point. Laid wood laminate floor continuing into the kitchen area which has a range of modern white base and wall cupboards, brushed steel door furniture and wood effect work surfaces having inset 1 ½ bowl single drainer sink unit. Unit inset Fagor ceramic hob with oven and grill beneath. Extractor over hob. Tiled splashbacks. Space for fridge freezer. Centre ceiling light point. Kitchen proceeds out to:

Inner Hallway

2.94m x 1.93m (9'8" x 6'4") max

Giving access to understairs store cupboard. Hallway has radiator and ceiling light point. Continuation of the wood laminate floor.

From the Hallway:

Rear Entrance & Hallway

4.18m x 0.91m (13'9" x 3')

With a tiled floor. Radiator. Ceiling light point. Double glazed doors to either end providing direct access from garden to driveway. Access to

Cloaks & Boot Store

1.49m x 1.22m (4'11" x 4')

With cloaks hanging, radiator and ceiling light point.

Utility Room

2.84m x 1.69m (9'4" x 5'7")

With base unit topped with single drainer, single bowl stainless steel sink unit. Cupboard and drawer storage beneath. Space and plumbing for washing machine and space for additional appliance. Tiled floor. Ceiling light point. Floor mounted pressurised hot water cylinder

Downstairs WC**1.75m x 0.89m (5'9" x 2'11")**

Concealed cistern duoflush WC and cupboard storage to side. Light point. Opaque glazed window.

Stairs to First Floor with stained and polished pine balustrade leading up to:

First Floor Landing**2.00m x 0.89m (6'7" x 2'11")**

With ceiling light point and attic access. Radiator.

Master Bedroom**3.66m x 3.25m (12' x 10'9") plus entrance recess**

Centre light point. Double radiator. TV point. Useful walk in, over stairs wardrobe with light point.

Bedroom No. 2**3.20m x 3.17m (10'6" x 10'5") plus entrance recess**

Ceiling light point. Radiator.

Bedroom No. 3**3.20m x 2.38m (10'6" x 7'10") max**

Ceiling light point. Radiator.

Bathroom**3.30m x 1.93m (10'10" x 6'4")**

With modern white suite comprising panelled bath, fully tiled around with a Bristain thermostatically controlled bar shower over. Hinged fitted shower screen. Matching pedestal wash basin with mixer tap. Modern duoflush WC. Light point. Wall mounted chrome heated towel rail. Laminate floor. Opaque glazed window.

Attic

With pull down ladder. Light. Offers excellent storage. Could potentially subject to purchasers requirements and any necessary building regulations provide for additional accommodation.

Garage**2.74mx 5.18m (9' x 17')**

Concrete section with up and over door to front. Pedestrian door at the side. Light and power.

Gardens

The front garden is arranged behind low level ornamental walk with picket fence behind the brick set shrubbery. Path and steps up to the front door and access is under a covered entrance. To the side the property has a gated access with close boarded fencing adjacent to continued driveway giving access to the detached garage. To the rear the property enjoys flagged patio, opening out onto concrete and chippings seating area which at present has shed together with plinth and oil tank. The main rear garden is lawned with close boarded fencing and a corner chipped area suitable for an additional shed, decking or seating area. It should be noted that the rear gardens are of a good size and provide an attractive backdrop to the property.

GENERAL REMARKS & STIPULATIONS**VIEWING**

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

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

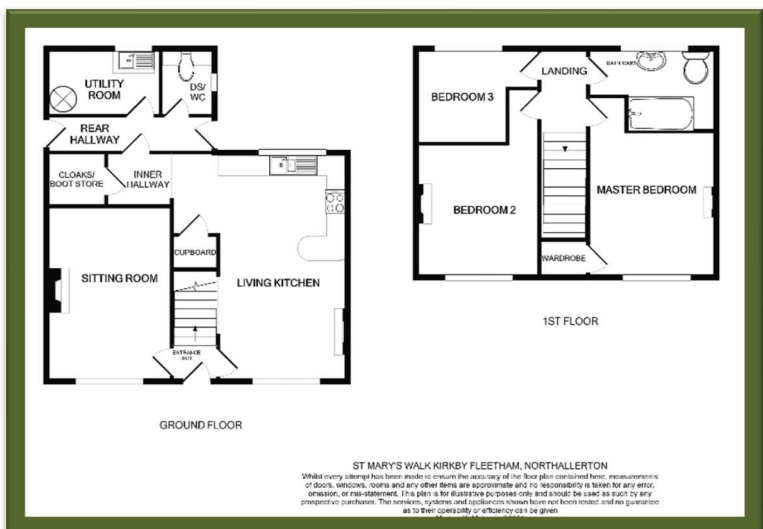
Mains Water, Electricity & Drainage. Oil fired central heating.

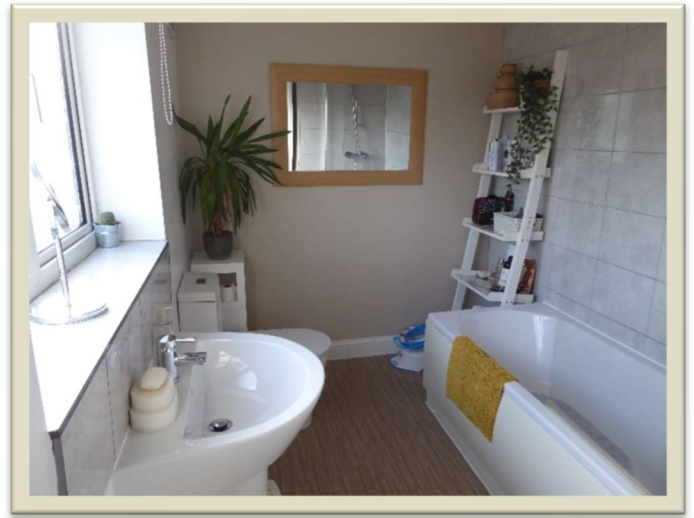
LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire.

COUNCIL TAX BAND

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





COMMITMENT

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- 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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