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*"For Sales In The Dales"*



## 6 Manor Court, Kirkby Stephen

- Detached Bungalow On Quiet Cul-De-Sac
- Close To Town Location
- 3 Double Bedrooms
- Large Sitting Room
- Open Plan Dining Kitchen
- Utility & Integral Garage
- Modern Family Bathroom
- Enclosed Rear Garden
- Ample Parking For 2-3 Vehicles
- Ideal Family, Investment Or Retirement Home

Postcode: **CA17 4SJ**

Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **D**

Local & Planning Authority:  
**Westmorland and Furness  
Council**

**Guide Price: £380,000 - £410,000**



6 Manor Court is a spacious, detached bungalow set on a quiet development on the edge of Kirkby Stephen.

Kirkby Stephen is only ten miles from junction 38 of the M6 motorway and is well placed for Kendal, Penrith, Appleby and the Lake District. The scenic Settle to Carlisle Railway is on the doorstep and the Coast to Coast and Lady Ann footpaths run through the town. Kirkby Stephen has highly regarded primary and grammar schools as well as a good range of shops, restaurants & pubs, church & chapel and doctor's surgery. There is still a weekly outdoor market and an agricultural auction mart.



The development of Manor Court was built in the 1980's with 15 properties in total. It is a quiet cul-de-sac within easy reach of the town centre.

The property is spacious and offers flexible accommodation. There is a lovely, welcoming entrance hall leading to a large, front facing sitting room. To the rear is a well fitted dining kitchen with utility room and direct access to the garden. There are three good, double bedrooms and a large family bathroom.



Externally, to the front is a low maintenance garden with lawn. There is a tarmac drive providing ample parking for two- three vehicles and additional parking in the integral garage. At the rear is a lovely, East facing garden. The garden is well stocked with spring bulbs and perennials with a raised lawn and rockery garden. There is a patio area, ideal for catching morning and afternoon sunshine.

The property is in excellent condition throughout with double glazed windows and gas fired central heating. The property is a perfect family, investment or retirement home.



**Entrance Porch** Fitted carpet. Exposed stone wall. Double doors to the front, internal door to hall.

**Hall** Large, welcoming hall. Fitted carpet. Coved ceiling. Radiator. TV point. Airing cupboard. Velux window.

**Sitting Room** Front, reception room. Fitted carpet. Radiator. Coved ceiling. Fireplace housing a gas fire. Large window to the front.

**Kitchen/ Diner** Rear dining kitchen. Vinyl flooring. Coved ceiling. Ceiling down lights. Excellent range of wall and base units with an integrated oven, hob and microwave. Dishwasher. Stainless steel sink unit. Window to the rear overlooking the rear garden.



**Utility Room** Rear utility. Vinyl flooring. Coved ceiling. Sink unit. washing machine. Radiator. Rear door.

**Cloakroom** Vinyl flooring. Wash basin. WC. Extractor fan.

**Bedroom Three** Front double bedroom. Fitted carpet. Coved ceiling. Radiator. TV point. Window to the front.

**Bathroom** Spacious family bathroom. Vinyl flooring. Coved ceiling. Corner shower cubicle. Bath. Wash basin. WC. Heated towel rail. Electric wall heater. Frosted window to the rear.

**Bedroom Two** Double bedroom. Fitted carpet. Coved ceiling. Radiator. TV point. Window to the side.

**Bedroom One** Good, rear double bedroom. Coved ceiling. Radiator. Telephone point. Window over looking the rear.

## OUTSIDE

**Integral Garage** Concrete flooring. Electric up and over door. Sink unit. Gas boiler. Loft access to good, boarded storage loft. Power points, water and light. Frosted window to the side.

**Front Garden** Low maintenance lawned front garden.

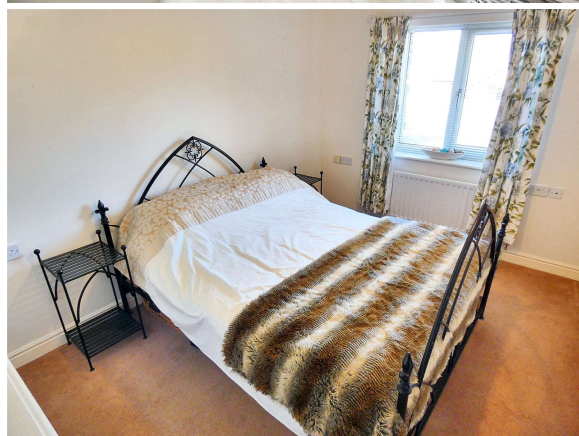
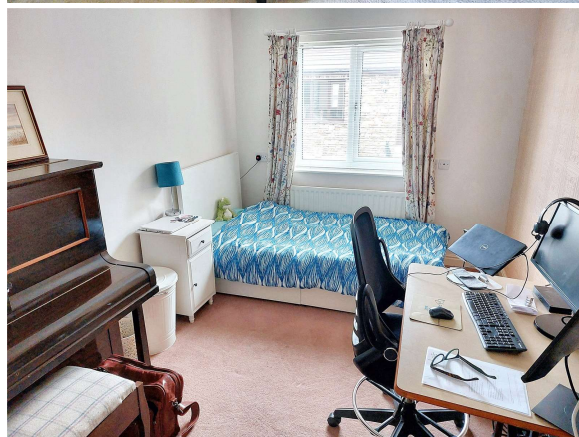
**Parking** Tarmac drive provides ample parking for 2-3 vehicles.

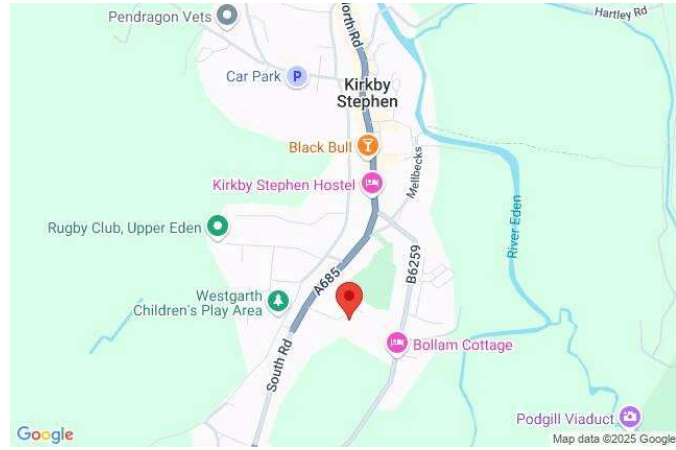
**Rear Garden** Lovely, East facing rear garden with raised lawn. Well stocked flower beds. Flagged patio area. Garden shed. Water feature.

**Agents Notes** Broadband: Basic 19 Mbps Superfast 80Mbps

Flood Risk: Very low

Mains water, electric and gas.

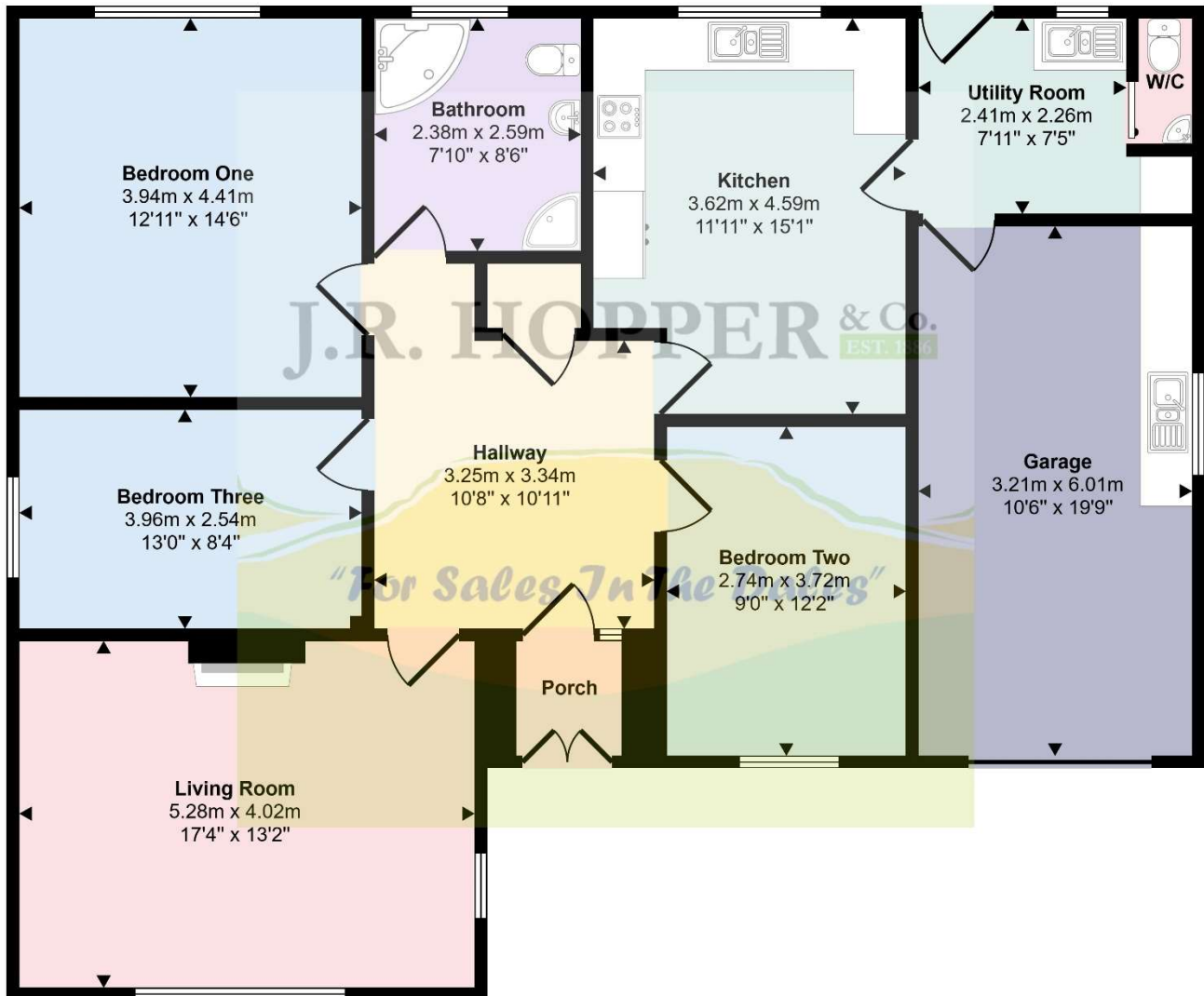




## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
130 sq m / 1403 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.