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"For Sales In The Dales"



14 Westgarth Road, Kirkby Stephen

- Large 3 Bedroom Family Home
- Quiet Location
- Spacious Living Room
- Kitchen Dining Area
- Utility Room
- Beautiful Sunroom
- Family Bathroom
- Driveway & Large Enclosed Garden
- Ideal Family Home
- Local Occupancy Restriction Applies

Postcode: **CA17 4TF**

Tenure: **Freehold**

Council Tax Band: **A**

Energy Efficiency Band: **E**

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

Guide Price: £170,000 - £185,000



14 Westgarth Road is a fantastic family home offering spacious accommodation in a quiet yet convenient location in Kirkby Stephen.

Kirkby Stephen lies some 12 miles from the M6 at Tebay, J38 and 4 miles from the A66 at Brough, and provides a good range of everyday facilities including a supermarket, general shops, bank, hotels and public houses, primary and secondary schools and many sports clubs. Carlisle, Penrith and Kendal are within commuting distance, and the town also benefits from a station on the historic Settle - Carlisle railway line.

On the ground floor, it features a large family living room with an adjoining sunroom overlooking the rear garden, with French doors leading directly outside. The generous kitchen provides space for a dining table and flows into a separate utility room with further garden access.

Upstairs are three bedrooms, two doubles and a single as well as a family bathroom. The property also offers excellent built-in wardrobes and cupboards, providing plenty of storage throughout.

At the front, there is a driveway parking for one car, with the option to remove the front fence to create space for a second vehicle. The current arrangement also offers a secure space for bins and storage for bikes.

The rear garden is split into two sections with a high fence: a patio and lawn area, plus an additional section which is unused so overgrown but with well-established apple tree and a shed. Offers great potential to be opened into one large garden.

14 Westgarth Road would make an incredible family home with lots of room to grow and make it your own.

Please note you must meet the local occupancy criteria.

Ground Floor

Hallway Vinyl flooring. UPVC external front door. Radiator. Window to the side.

Living Room Fitted carpet. Downlights. Electric fireplace, with gas pipes in place (currently disconnected) that could be reconnected if desired. Two radiators. Large front window. Bi-fold doors to the sunroom.

Sunroom Laminate flooring. Spot lights. Exposed beams. Two skylights. Radiator. Large rear window. French doors leading to the garden.

Kitchen Laminate flooring. Spotlights. Good range of wall and base units. Stainless steel sink. Dual range cooker with gas hob and electric oven. Integrated fridge freezer. Space for washing machine. Large rear window. Generous alcove, currently used as a small desk area, with window to the front.

Utility Room Unfinished large room, currently used for storage and utility. Underlay flooring. Range of modern base units. Space for fridge. Plumbing for washing machine. Large window to the rear. Door leading to garden.

First Floor

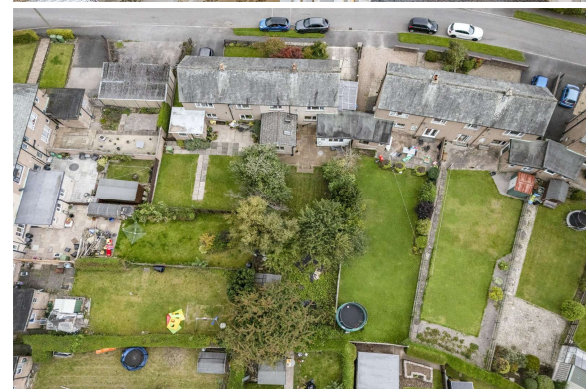
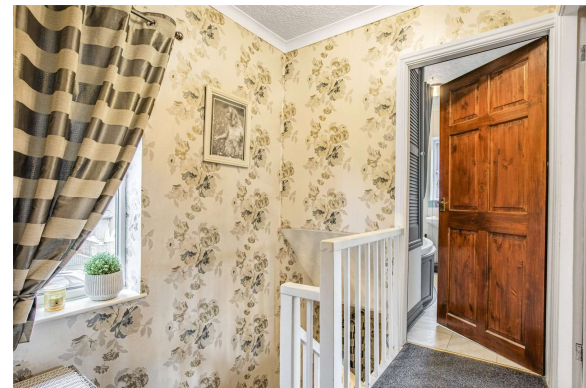
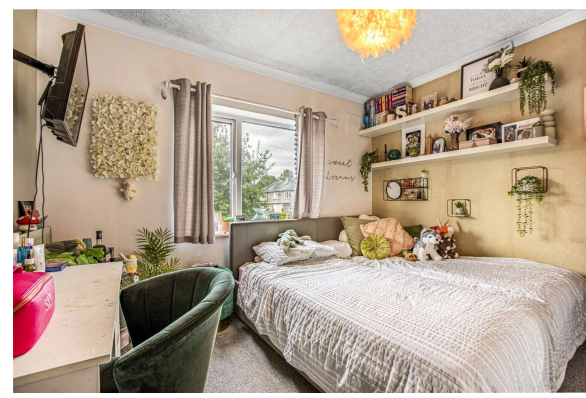
Stairs & Landing Fitted carpet. Turned staircase. Loft hatch (insulated). Built in storage cupboard. Window to the side.

Family Bathroom Tiled floor. Large corner bath with shower over. Airing cupboard. Gas combi boiler. Wash basin. WC. Radiator. Frosted window.

Bedroom One Double bedroom. Fitted carpet. Radiator. Double built in wardrobes. Single built in cupboard. Large window to the rear.

Bedroom Two Double bedroom. Fitted carpet. Radiator. Window to the rear.

Bedroom Three Single bedroom. Wooden floorboards. Radiator. Window to the rear.





Outside

Front Lawn gardens and well-established trees and shrubs. To the side is an enclosed carport currently used for storage with access to the utility.

Rear Generous lawned garden, currently divided by a fence midway. The rear section is unused, with a mature apple tree and a garden shed.

Parking Driveway to the front providing parking for one vehicle, with the option to remove the carport to create space for a second.

Agent Notes

Gas central heating

Combi gas boiler installed in 2024

Double glazing throughout

Broadband

Basic 20 Mbps | Superfast 80 Mbps

Flood Risk

Very Low | No history of flooding

Local Occupancy Criteria

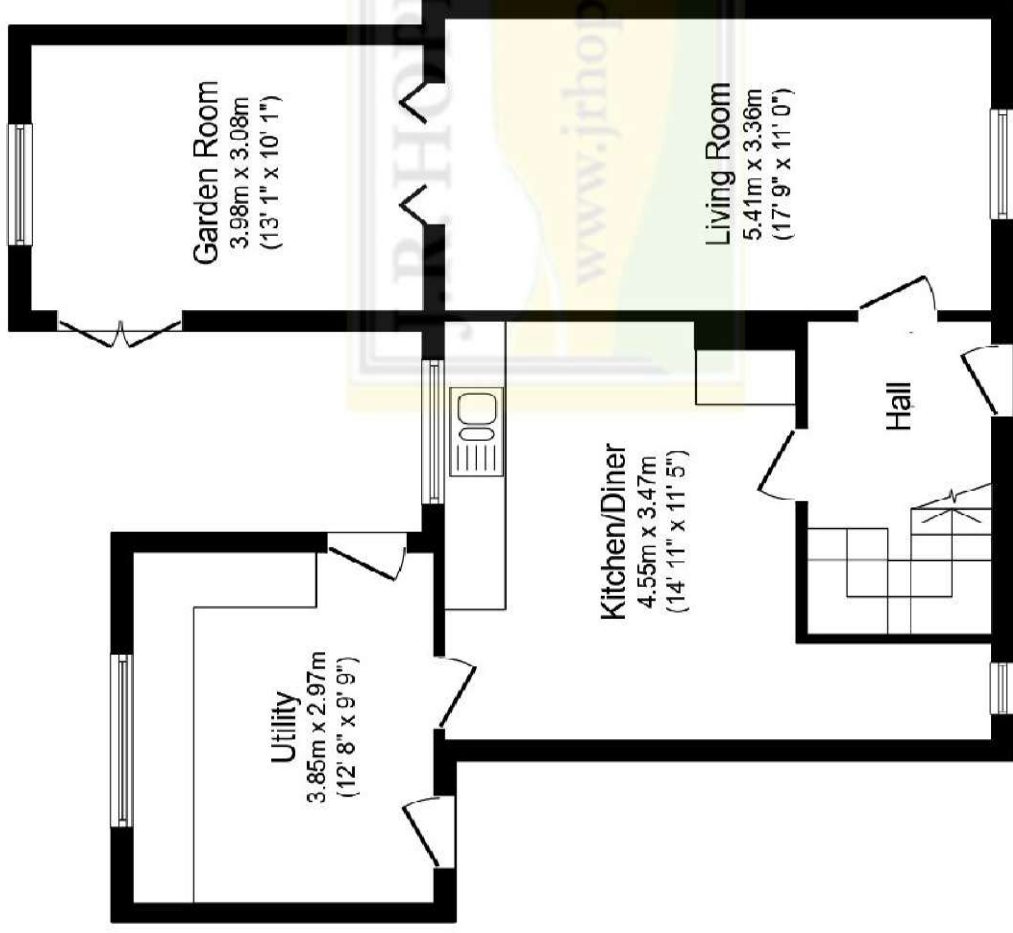
1. A person or household who currently lives in the relevant locality and has done so for a continuous period of at least three years; and/or
2. A person or household who works in the relevant locality and has done so for a continuous period of at least three years; and/or
3. Who has moved away but has strong established and continuous links with the relevant locality by reason of birth or long-term immediate family connections; and/or
4. Who has an essential need through age or disability to live close to those who have lived in the relevant locality for at least three years.

The definition of “local” refers to the parish and surrounding parishes.

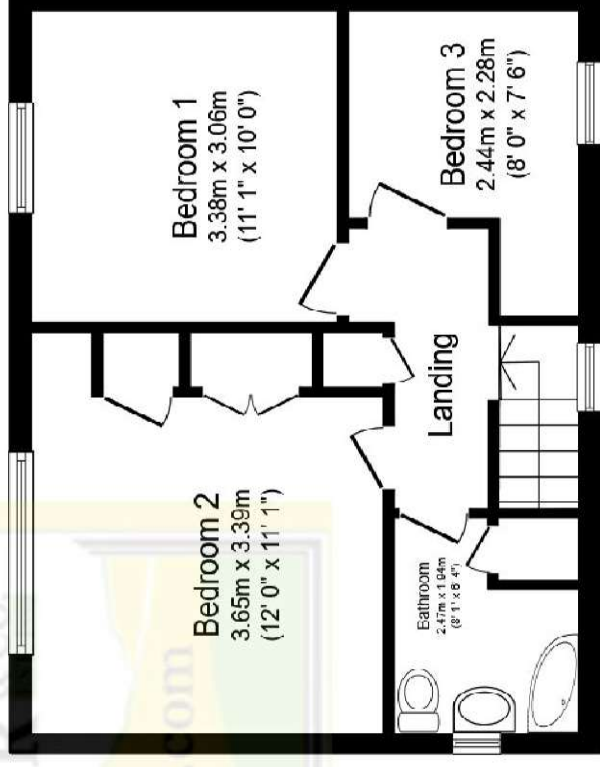
Please contact local council to confirm if you meet the requirements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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.



Ground Floor



First Floor

Total floor area 107.8 sq.m. (1,161 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com