



KIRBY SIGSTON, NORTHALLERTON

ASKING PRICE £425,000



Northallerton
Estate Agency



Northallerton, DL6 3TB

LOVELY DETACHED THREE BED DORMER BUNGALOW WITH A LARGE PADDOCK IN THE VILLAGE OF KIRKBY SIGSTON.

- **DETACHED BUNGALOW**
 - **CLOSE TO A19**
 - **CONSERVATORY**
 - **WORKSHOP**
- **RURAL LOCATION**
 - **GARAGE**
 - **1 ACRE PADDOCK**



Hollin Bank Bungalow is a lovely presented Dormer bungalow boasting a large paddock and outbuildings. Internally the property is immaculately presented and spacious. The sitting room boasts wood laminate flooring with a wood burning stove and is wonderfully light and airy. Leading on from the sitting room is a double glazed conservatory over looking the large rear garden. The kitchen comprises a range of white base and wall cupboards with granite effect work surfaces with a fitted four ring ceramic hob and a fitted Candy oven and grill. There is space for a washing machine, dishwasher, fridge and freezer. The kitchen leads into the attached garage hosting a handy extra w/c, store cupboard and the oil fired Worcester boiler. Both downstairs bedrooms are a good size with bedroom 1 boasting a fitted wall length wardrobe. There is a stunning shower room with a modern tiled flooring complemented with shower panelled walls and a heated towel rail. The room enjoys a mains bar walk in shower unit with a drench shower head and additional shower head attachment. Bedroom 3 is upstairs and has access

to a handy eaves storage space.

Externally the property enjoys a blocked paved driveway to the front and a good area of lawn. There property boasts an external timber framed workshop containing two internal stables. Further more you will find another wooden construction, currently used as an entertainment building with an internal hot tub and wooden flooring. The paddock extends to about 1 acre with gated access at the bottom for easy access off the A19.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

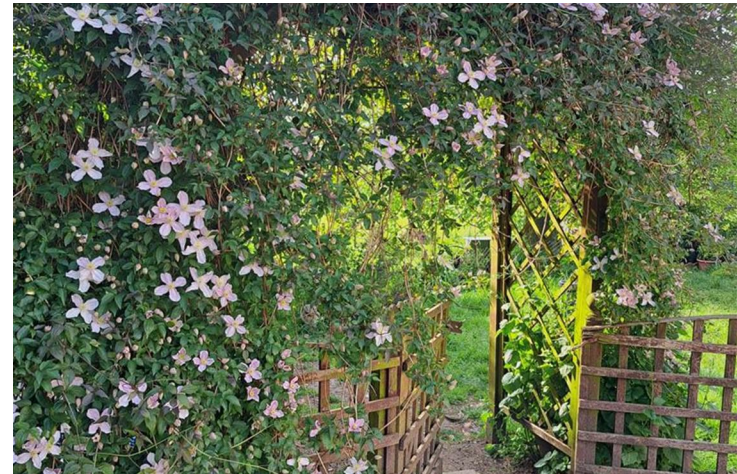
TENURE

Freehold with Vacant Possession on completion.

SERVICES

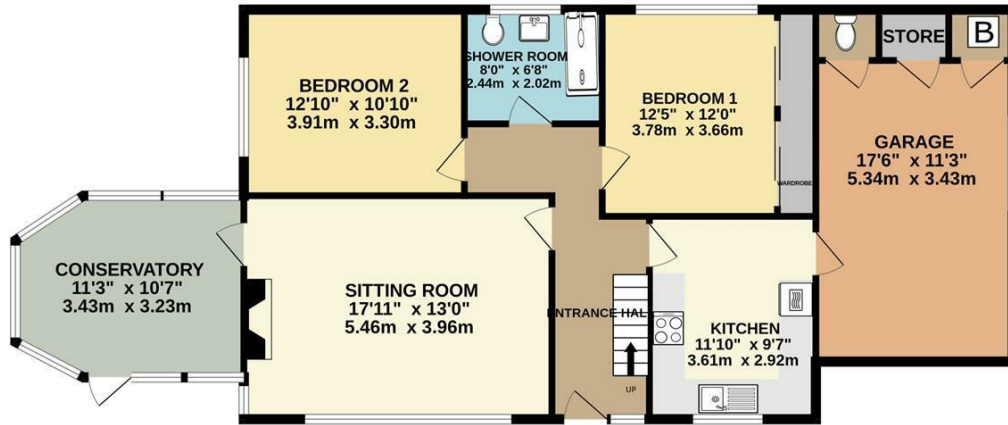
Mains water, electric and drainage.

NYCC COUNCIL TAX BAND - D



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

GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



HOLLIN BANK BUNGALOW, KIRBY SIGSTON, NORTHALLERTON. DL6 3TB

TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Energy Efficiency Class	Current	Potential
100-109 kWh/m ² (A)		
81-100 kWh/m ² (B)		
62-80 kWh/m ² (C)		
43-61 kWh/m ² (D)		
25-42 kWh/m ² (E)		
13-24 kWh/m ² (F)		
1-12 kWh/m ² (G)		
<small> (All energy related - higher savings costs) EU Directive 2002/91/EC England & Wales </small>		

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143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



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