



MERRIVILLE, VILLAGE FOLD, KIRKBY
FLEETHAM, 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
- 3 BEDROOM
- EN-SUITE TO MASTER BEDROOM
- DOUBLE GARAGE AND PARKING FOR 5/6 VEHICLES
- SOUGHT AFTER VILLAGE LOCATION
- 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.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC &

DRAINAGE

NYCC TAX BAND - D

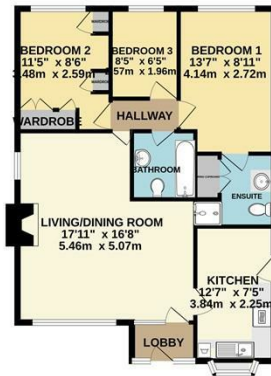
EPC - TBC



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



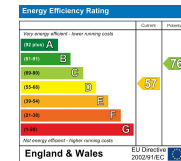
DOUBLE GARAGE
172' x 16'10"
5.23m x 5.14m



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Made with Metropix ©2025



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.



Northallerton
Estate Agency