

MERRIVILLE, VILLAGE FOLD, KIRKBY FLEETHAM, NORTHALLERTON O.I.R.O £340,000





# 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

AND SIDE WINDOW

#### LIVING/ DINING ROOM

A VERY SPACIOUS DUEL 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**

UPVC FRONT DOOR. CEILING LIGHT POINT, RADIATOR 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









22 VILLAGE FOLD, KIRBY FLEETHAM, NORTHALLERTON, DL7 0TX

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

White every attempt has been made to instance the accuracy of the floorgian contained bren, measurement of doors, windows, norms and any other terms are approximate and no responsibles is staten for any entrol oncision or mis-statement. This pien is for illustrative purposes only and should be used as southly any prospective purchiae. This service, is given and applications shown here not been intend and no gastanties.



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