



KINVER HOUSE, THE GREEN KIRKLINGTON, BEDALE, DL8 2NQ

£425,000
FREEHOLD

A superb opportunity to modernise a spacious three bedroom detached home with an attractive outlook over the Kirklington village green. This popular village is conveniently located for Ripon, Bedale and Junction 50 of the A1(M) and the property offers an excellent flexible layout plus off street parking, an integral garage and a private garden and is offered for sale with no onward chain.

NORMAN F. BROWN

Est. 1967

KINVER HOUSE, THE GREEN

• Idyllic Village Location • Three Double Bedrooms • Spacious Detached House • In Need Of Modernisation • Close To Bedale, Ripon and Junction 50 Of The A1(M) • Oil Fired Heating • Off Street Parking & Garage • Private Rear Garden • Video Viewing Tour Available • Enquire Today For Your Personal Viewing



Description

This lovely home is full of potential and is ready to be modernised by new owners. Overlooking the village Green, the property is situated in the heart of this popular and conveniently located village.

The house itself opens into an entrance porch which leads into a dining hallway through to the rear. Off the hallway are two spacious reception rooms including a snug and sitting room, both with an attractive view of the green and village. The snug also has an open fire place with a stone hearth, perfect for cosy evenings. The dining hallway is a lovely area for entertaining with space for a large dining table and chairs, there is also a door out to the garden and an opening through to a conservatory which is a lovely room with French doors to the garden and there is also a door to the garage too.

The dining kitchen is again spacious with room for a dining table and chairs and comprises of a range of wall and base units with a work surface over having tiled splashback and a single sink with draining board. There are spaces for an electric cooker with an extractor over, a tall fridge freezer and a washing machine plus a peninsula for sitting round. There is also a pantry with built in shelving and space for a slimline dishwasher. Off the kitchen a lobby leads through to a downstairs shower room comprising of a shower enclosure with double screen doors and an electric shower, a push flush W.C and a pedestal mounted wash basin.

The first landing has a loft hatch and opens to the three bedrooms and the bathroom. Bedroom one is an excellent double with built in wardrobes and a sash window to the side offering glimpses of the village green and the church. Bedroom two is to the rear and is another good double with views over the garden and the fields beyond plus there is an

airing cupboard and a built in slim wardrobe. Bedroom three is to the front and is also a good double bedroom with views up the village and of the attractive green. The house bathroom comprises of a tile sided bath with a low level W.C and a wash basin set into a vanity unit.

Outside

To the front there is an attractive shrubbery and a tarmac driveway providing off street parking in front of the integral garage. The integral garage has an electric roller door, lighting and power points with a personal door into the house via the conservatory. The rear garden is lovely private providing a tranquil setting ideal for relaxing or for entertaining. A tarmac path leads down the side of the house for access from the front and the garden itself has a paved seating area overlooking an attractive mature flower bed border with an ornamental pond and lawn all enclosed by fenced and hedged boundaries. There is also a useful boiler room for further storage.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Windows are mainly single glazed.

Conservation Area - Yes - Kirklington

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil (Boiler in boiler room and oil tank set to the rear of the house)

Water – Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years –
No

Restrictive Covenants: Not Known

Location

Kirklington is an attractive village located approximately 9 miles from Ripon and just 6 miles from Bedale which is a market town and civil parish in the district of Hambleton, North Yorkshire. Kirklington itself boasts a pub, church, central green and a football club and is listed in the Domesday Book as part of Catterick wapentake. Kirklington has excellent road links including the new bypass to Ripon,

Bedale & Thirsk, and is also close to Junction 50 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

The closest town is Bedale which has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. There is also the regular Tuesday market.

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Total area: approx. 158.1 sq. metres (1701.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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