



15 Kirkby Lane, Kirkby Fleetham Northallerton DL7 0SG

**** Village Location ****

An immaculately presented, three bedroom, two bathroom detached house, with a double garage in the much sought after village of Kirkby Fleetham. The accommodation has been re-furbished and maintained to a very high standard by the current owners, having oil central heating, double glazed windows and doors and comprising of: an entrance hall, a through living room, a kitchen/dining room with integrated appliances, a WC and conservatory. On the first floor the master bedroom with en-suite, two further double bedrooms and a house bathroom. A landscaped garden with mature borders and a fantastic double garage and a driveway with scope to park multiple vehicles. The home is furnished with solid Norwegian wood internal doors through out, Mains powered burglar alarm with 12volt back up, 3 PIR external security lamps and a 4 camera CCTV system. With expansive, versatile and stylish accommodation, situated in a prime location, this is one family house not to be missed.

EPC Rating D - Council Tax Band E

£375,000

LOCATION

Kirkby Fleetham is located 6 miles to the West of Northallerton and 2 miles from the A1M, the village offers a primary school, a village hall and a public house. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With front facing double glazed door, burglar alarm control panel and stairs leading to first floor.

LIVING ROOM

21'6" x 11'0" (6.56m x 3.36m)

With front facing double glazed bay window, Norwegian wood flooring, air conditioning and heat pump system, double glazed door leading to conservatory, and a radiator.



KITCHEN/ DINING ROOM

21'1" x 9'6" (6.45m x 2.9m)

With a modern fitted range of wall and base units incorporating work surfaces, tiled splashback, stainless steel sink unit with mixer taps over, built in double oven, electric hob, extractor hood, integrated dishwasher, space and plumbing for a washing machine, front facing double glazed bay windows and rear facing double glazed windows, bespoke pull out wine rack and a radiator.



CONSERVATORY

11'5" x 11'1" (3.5m x 3.4m)

With double glazed windows and french doors all with fitted blinds, solid roof, Norwegian wood floor and a radiator.



WC

With low level WC and hand wash basin in vanity unit.



BEDROOM 1

10'9" x 11'1" (3.3m x 3.4m)

With front facing double glazed windows, air conditioning and heat pump system, built in wardrobes and a radiator.



EN-SUITE

9'2" x 8'6" (2.8m x 2.6m)

With rear facing double glazed window, walk in shower, low level WC, hand wash basin in vanity unit, tiled flooring and a radiator.



BEDROOM 2

9'6" x 12'1" (2.9m x 3.7m)

With front facing double glazed windows, Samsung 4 camera CCTV security system with hard drive video recorder, loft access and a radiator.



BEDROOM 3

10'5" x 9'2" (3.2m x 2.8m)

With rear facing double glazed windows and a radiator.



BATHROOM

8'10" x 5'6" (2.7m x 1.7m)

With rear facing double glazed windows, three piece suite including panel jacuzzi corner bath, low level WC and pedestal hand wash basin, fully tiled walls and floor, and a radiator.



GARDEN

Mostly patio area with mature shrub borders, access to garage and driveway.



GARAGE

19'8" x 19'8" (6m x 6m)

With remote controlled electric up and over door, constructed of brick and block to meet the habitable requirements for potential conversion (subject to necessary planning requirements), plumbing and electricity in place.

EXTERNAL



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Garage and driveway

BROADBAND SPEED:

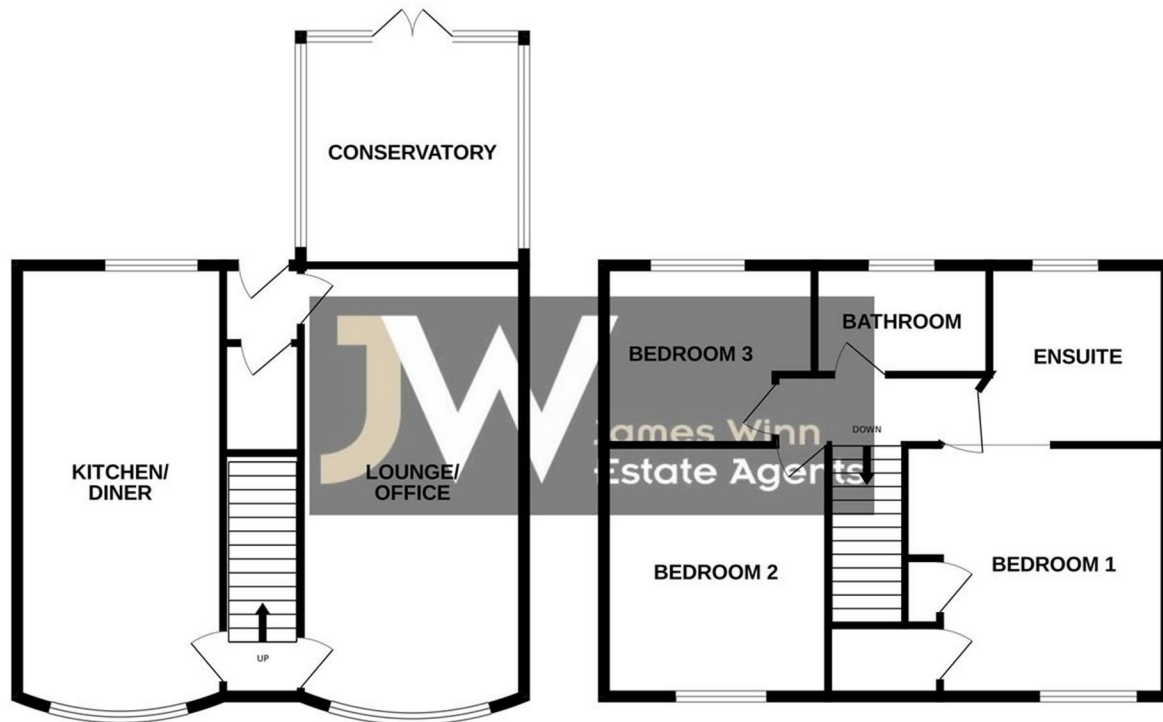
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the

following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



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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