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"For Sales In The Dales"



2 Nateby Road, Kirkby Stephen

- Spacious House in Market Town Location
- No Chain
- Ideal Investment Property
- Spacious Living Room
- Dining Room With Log Burner
- Kitchen With Access To The Garden
- Family Bathroom
- Three Large Double & One Single Bedrooms
- Garden With Patio Area
- Outbuilding With Power & Lighting

Postcode: **CA17 4QD**

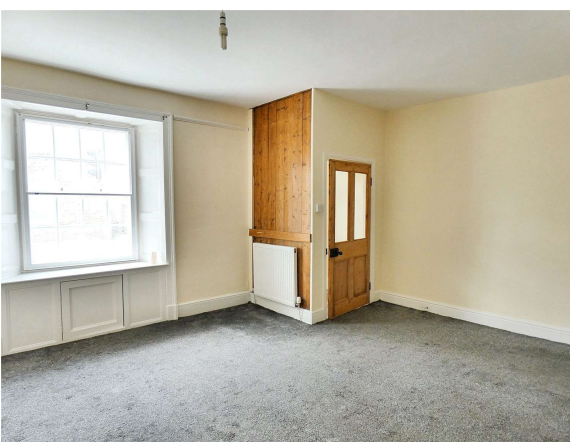
Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **D**

Local & Planning Authority:
**Westmorland and Furness
Council**

Guide Price: £195,000 - £220,000



2 Nateby Road is a spacious house, situated in the centre of Kirkby Stephen, a short walk from the shops and facilities the market town has to offer.

Kirkby Stephen lies some 12 miles from the M6 at Tebay, J38 and 4 miles from the A66 at Brough, and provides a good range of everyday facilities including a supermarket, general shops, bank, hotels and public houses, primary and secondary schools and many sports clubs. Carlisle, Penrith and Kendal are within commuting distance, and the town also benefits from a station on the historic Settle - Carlisle railway line.



The property is a very spacious and in recent years has been a rental property. The accommodation is laid over three floors and is in good condition.

The accommodation on the ground floor offers an entrance hall, living room with a feature fireplace, dining room with a log burner and a kitchen with access to the garden. The current dining room could create a fantastic kitchen diner and the kitchen could be converted to a utility room and downstairs shower room. Upstairs, on the first floor there is a spacious master bedroom, good size single bedroom, which would also work as a home office and the family bathroom. On the second floor are two very large bedrooms.



Outside, there is a small yard and patio area ideal for sitting out. The lawn has recently been turfed and a garden path leads to the end of the garden where there is a useful stone outbuilding with power and light. This would make an excellent workshop or could be renovated to create a home office or outdoor seating area.

2 Nateby Road would make a fantastic investment property or equally suit a family.



Ground Floor

Entrance Hall Vinyl floor. Door leading into the living room. Front door leading out to the road.

Living Room Fitted carpet. Picture rail. Feature fireplace with stone hearth and wooden surround. Built-in store cupboard. 2 Radiators. TV aerial. Large sash window with secondary glazing.

Dining Room Would make an excellent kitchen diner. Fitted carpet. Picture rail. Under stairs cupboard. Multi fuel stove with stone half and stoning lintel above. Radiator. Door with stairs leading to 1st floor. Large, double-glazed window with top opening.

Kitchen Would make an excellent utility and downstairs shower room. Vinyl floor. Ceiling beam. Good range of wall and base units. Stainless sink and drainer. Space for washing machine and cooker. Radiator. Two double glazed windows with stone windowsills. Door to the garden.



First Floor

Landing Fitted carpet. Window. Radiator.

Bedroom 1 Fitted carpet. Feature open fireplace. TV aerial. Radiator. Two large sash windows with secondary glazing.

Bedroom 4 Single bedroom. Fitted carpet. Radiator. Sash window with secondary glazing.

Family Bathroom Vinyl floor. Extractor fan. Shower enclosure. Bath. WC. Basin. Part tiled walls. Radiator. Frosted sash window with secondary glazing.

Second Floor

Bedroom 2 Fitted carpet. Loft hatch. Part panelled walls. Feature fireplace. Radiator. Two large sash windows with secondary glazing.

Bedroom 3 Fitted carpet. Ceiling rose. Feature fireplace. Built-in store cupboard. Radiator. Two large sash windows with secondary glazing. TV aerial.





Outside

Garden Recently turfed lawn. Garden path leading to the outbuilding.

Outbuilding Good size outbuilding. Concrete floor.

Agents Notes 1 Nateby Road has access over the patio area of 2 Nateby Road.



Services

Gas central heating. Gas boiler is less than 4 years old.


Grade II listed.

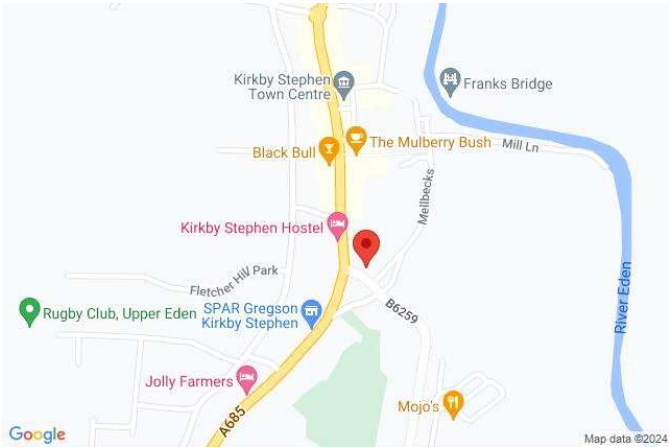
Mains water, electric, gas and sewerage.

Flood Risk: recorded as low risk.

Broadband: Superfast80 Mbps.

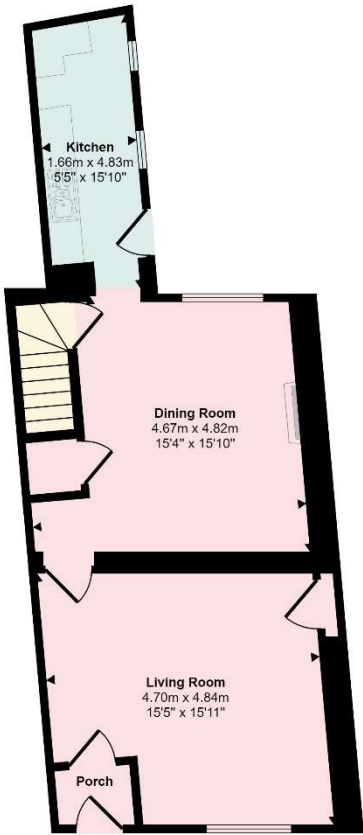


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Approx Gross Internal Area
158 sq m / 1700 sq ft

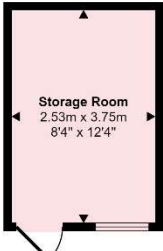


Ground Floor
Approx 56 sq m / 601 sq ft



First Floor
Approx 44 sq m / 475 sq ft

Second Floor
Approx 49 sq m / 522 sq ft



Storage Room
Approx 9 sq m / 102 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.