



6 Village Way

Kirkby Fleetham, Northallerton, North Yorkshire, DL7 0TW



Robin Jessop

A SPACIOUS DETACHED BUNGALOW IN NEED OF UPDATING WITHIN A POPULAR VILLAGE LOCATION CLOSE TO NORTHALLERTON

- Traditional Detached Bungalow
- Three Bedrooms
- Some Updating Required Throughout
- Integrated Single Garage
- Driveway Parking
- Front & Rear Gardens
- No Onward Chain
- Guide Price: £350,000

SITUATION

Bedale 6 miles. Northallerton 7 miles. Richmond 10 miles. Teesside 25 miles. York 29 miles. (All distances are approximate)

6 Village Way is situated within a popular residential cul-de-sac in the village of Kirkby Fleetham. The Village benefits from several amenities including a village hall which runs regular clubs and events and a well-regarded public house with restaurant and hotel.

It is also within easy commuting distance to the popular market towns of Northallerton, Bedale and Richmond, which offer a much wider range of amenities and shops. The property provides easy access to the A1 motorway via the service road at junction 51 at Leeming Bar and junction 52 at Catterick.

The proximity to the A1(M) Interchange bringing centres such as Newcastle, Leeds, Harrogate and York within reasonable commuting distance.

DESCRIPTION

6 Village Way comprises a traditional detached stone bungalow which requires updating throughout. The property will suit a



number of different buyers, including those looking to create an active retirement home or excellent family home.

The property offers spacious accommodation extending to approx. 1066ft² which comprises of a front entrance porch leading through into the large living room, a dining hall which provides access to the garden room at the rear overlooking the gardens, and a kitchen diner. The kitchen features a range of fitted units with space for freestanding appliances. Usefully, there is an internal door into the garage where there is plumbing for a washing machine.

The property has three bedrooms with the main bedroom having an ensuite shower room. There is also a house bathroom serving the property with WC, basin and bath.

Externally the property is complemented by a good-sized rear garden which is mostly laid to lawn with a patio area for seating. The garden further benefits from stunning open countryside views beyond. There is a single garage and driveway parking to the front of the property for several vehicles and a further area of front garden.

Overall, 6 Village Way offers an excellent opportunity, and an early viewing is advised.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.



WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///vessel.declares.smiled

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

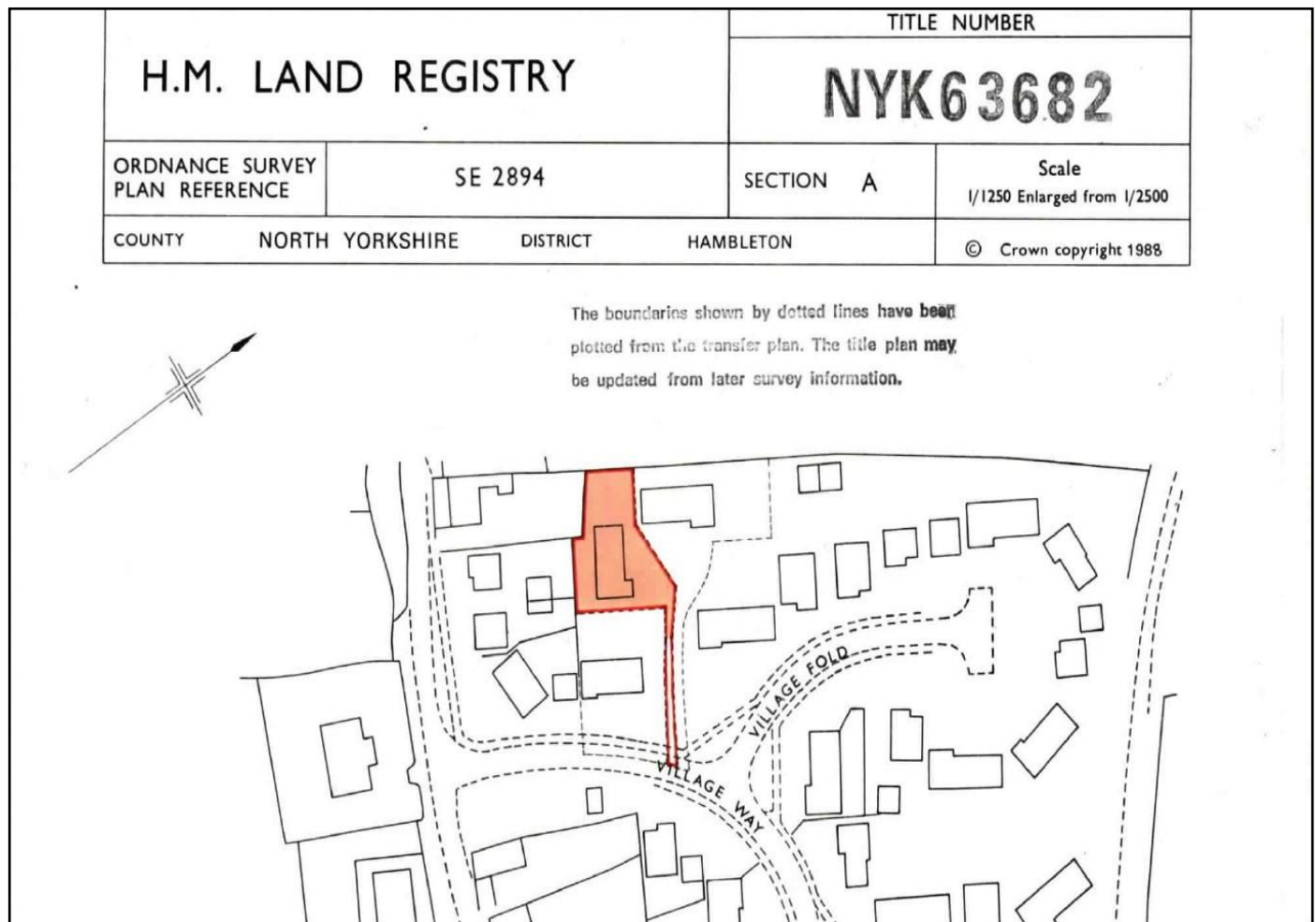
Mains electricity. Mains water. Mains drainage. Oil fired central heating.

AGENTS NOTES

It should be noted that the boiler in the property is not operational and will require replacing

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



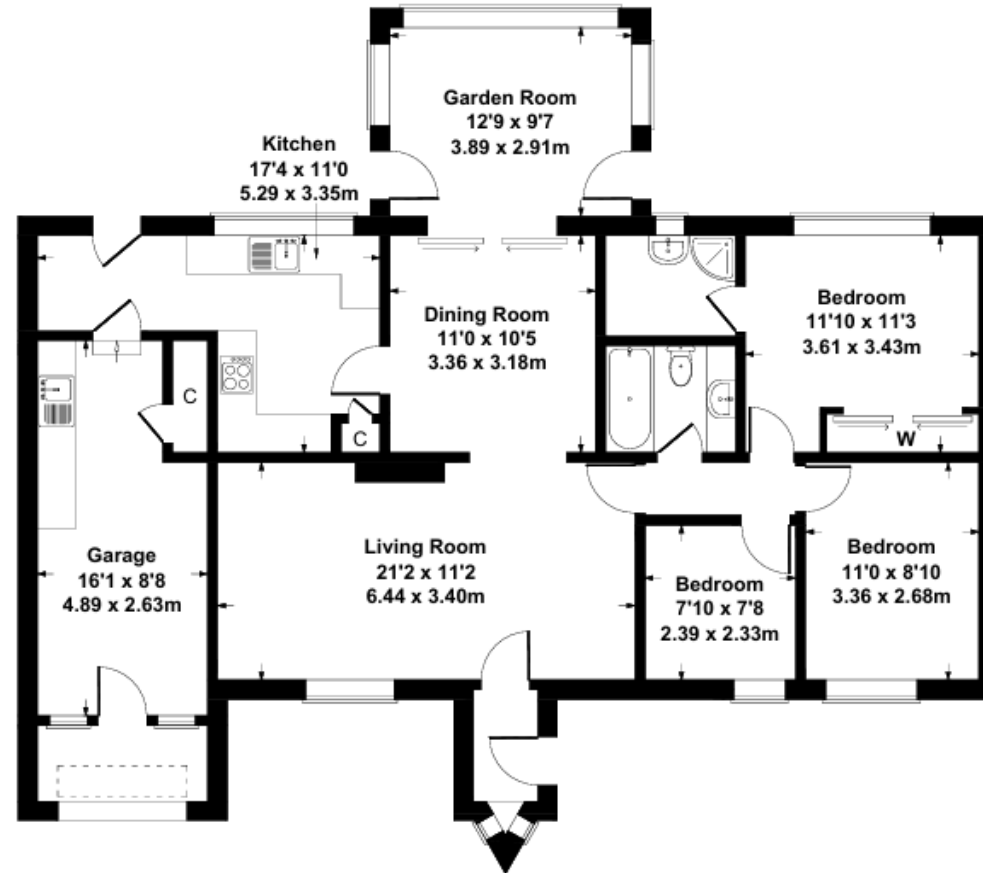
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Approximate gross internal area

House 99 sq m - 1066 sq ft

Garage 19 sq m - 205 sq ft

Total 118 sq m - 1271 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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