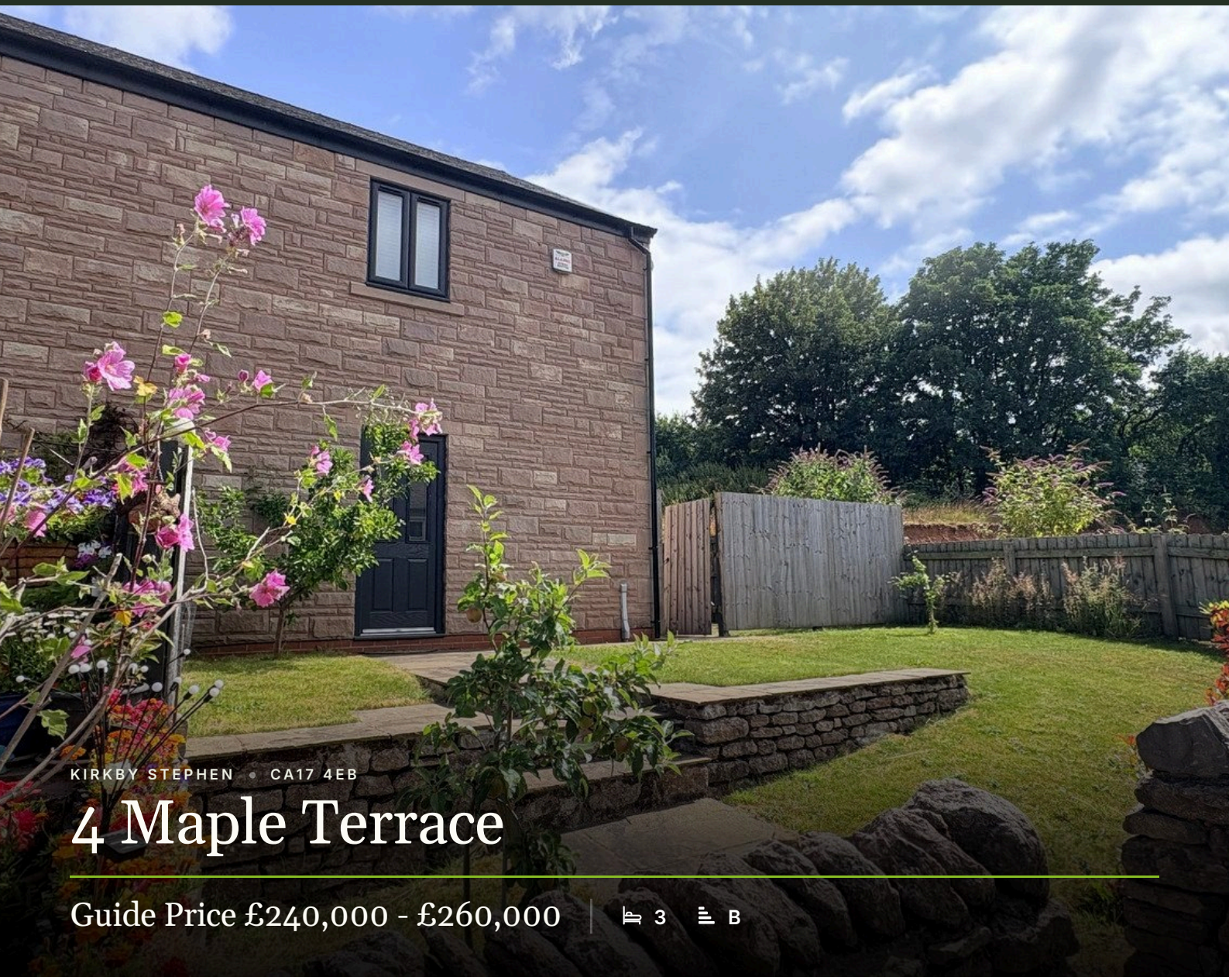
J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4EB

4 Maple Terrace

Guide Price £240,000 - £260,000 | 3 | B

AT A GLANCE

- Semi Detached House In Practical Location
- Off Road Parking
- Chain Free
- Large Living Dining Room
- Well Appointed Kitchen
- Utility Room
- Three Double Bedrooms
- Ensuite Shower Room & Family Bathroom
- Front & Rear Gardens
- Ideal Family Home Or Investment Property

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Semi Detached House In Practical Location

4 Maple Terrace is an attractive modern semi-detached home located in the desirable market town of Kirkby Stephen.

Positioned approximately 12 miles from the M6 at Tebay (Junction 38) and just 4 miles from the A66 at Brough, Kirkby Stephen provides an excellent range of everyday amenities, including a supermarket, independent shops, cafés, pubs, hotels, and both primary and secondary schools. The town also supports a variety of sports clubs and benefits from a railway station on the historic Settle–Carlisle line, offering convenient connections to Carlisle, Penrith, and Kendal.

The property offers generous accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, a spacious living and dining room, a modern and well-appointed kitchen, and a practical separate utility room.

Upstairs, there are three double bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room. A contemporary family bathroom completes the first-floor accommodation.

Externally, 4 Maple Terrace features lawned gardens to both the front and rear, along with off-road parking for two vehicles.

This well-presented property would make an ideal family home or a sound investment opportunity.

“

Off Road Parking

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

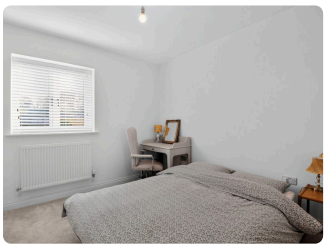


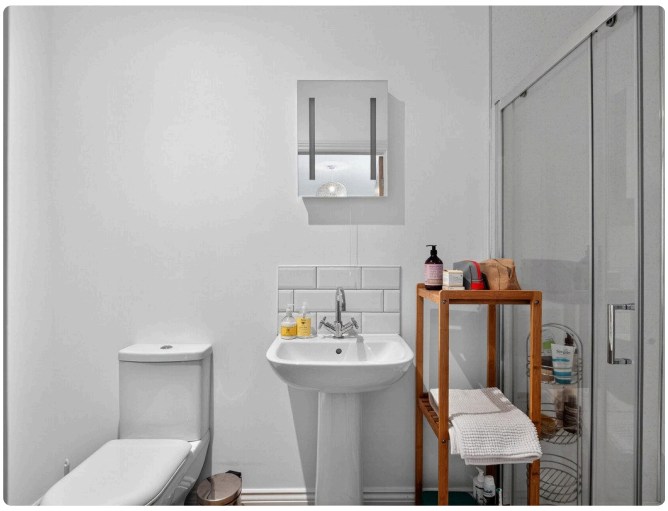














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GALLERY





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Chain Free

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Wood effect flooring. Radiator. Stairs to first floor.

Kitchen Diner

Wood effect flooring. Ceiling downlights. Excellent range of wall and base units. Ceramic sink and drainer. Integrated dishwasher, fridge and freezer. Electric oven. Four ring gas hob. Extractor fan. Radiator. Window.

Utility/ WC

Wood effect flooring. Ceiling downlights. Extractor fan. WC and basin. Base unit with sink and drainer. Space and plumbing for washing machine. Heated towel rail. Frosted window.

Living Room

Good size living dining room. Wood effect flooring. Ceiling downlights. Two radiators. Dual opening window. Door out to the front garden and South Road.

02 FIRST FLOOR

Landing

Fitted carpet. Ceiling down lights. Loft hatch. Airing cupboard.

Master Bedroom

Fitted carpet. Radiator. Dual opening window.

Ensuite

Wood effect flooring. Ceiling downlight. Extractor fan. WC and basin. Shower with twin shower head. Heated towel rail.

Bedroom

Double bedroom. Fitted carpet. Radiator. Window.

Bedroom

Large single bedroom. Fitted carpet. Radiator. Window.

Bathroom

Wood effect flooring. Ceiling downlights. Extractor fan. Part tiled walls. Bath with handheld shower attachment. WC and basin. Heated towel rail.

03 OUTSIDE

Front Garden

Walled garden. Grass lawn. Flag stone path.

Rear Garden

Good size lawn. Shed. Flag stone path. Rear gate leading to the parking area.

Parking

Large concrete parking area, suitable for safe off road parking of multiple cars.

04 AGENTS NOTES

Material Information

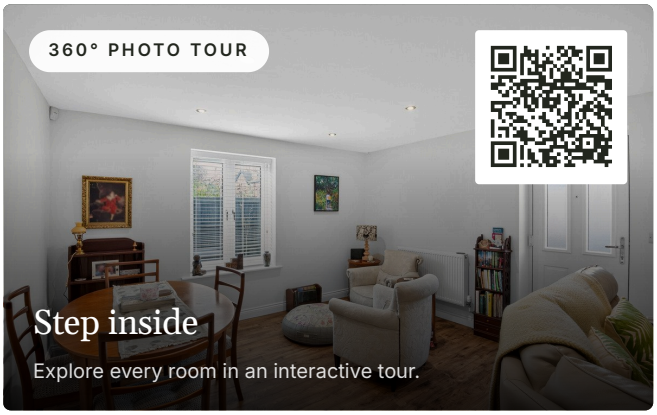
Mains electric, water & drainage. Mains gas central heating and double glazing throughout. Flood risk: Very low with no known history of flooding. Conservation area: Kirkby Stephen Broadband: Basic 21 Mbps Superfast 80 Mbps

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

EPC - 15th June 2021

PDF · 0.08 MB

REQUEST THE VIDEO VIEWING

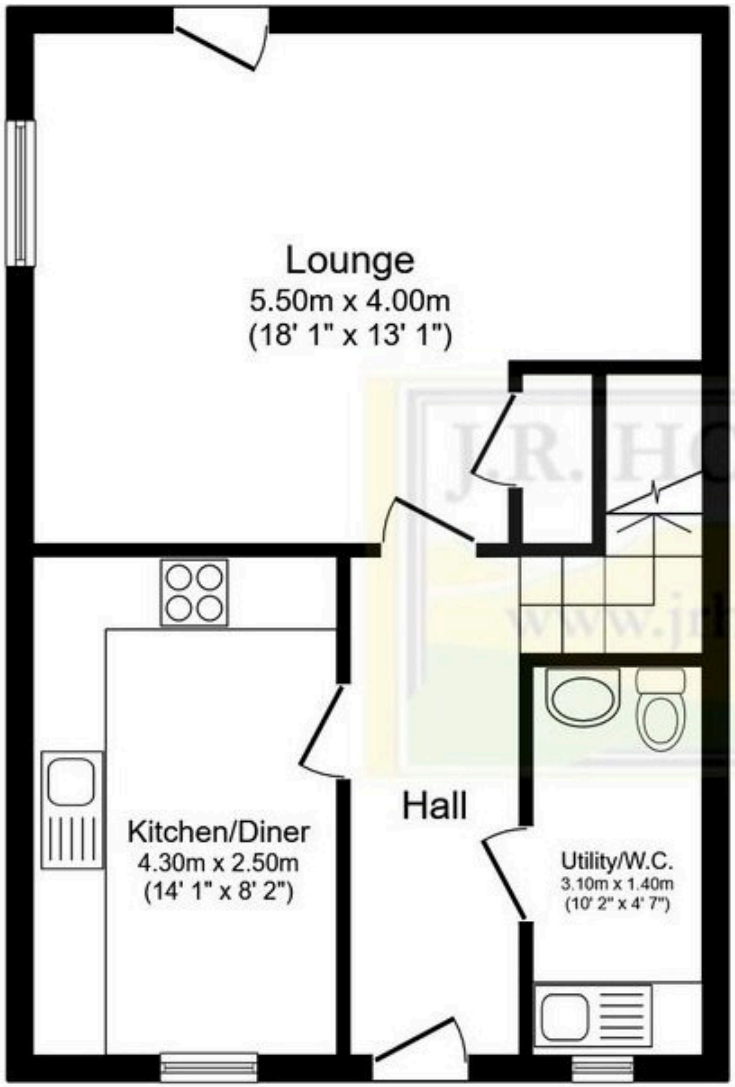
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 4 Maple Terrace properly, inside and out, room by room, pointing out every feature and every issue as they go.

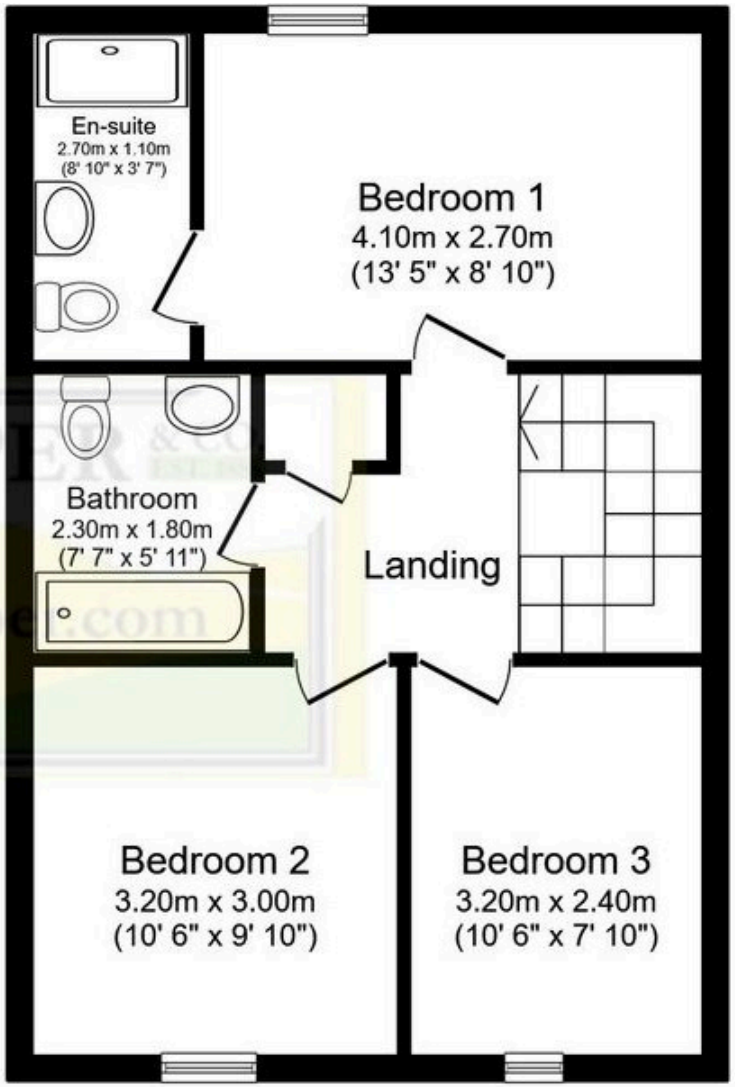
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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Ground Floor



First Floor

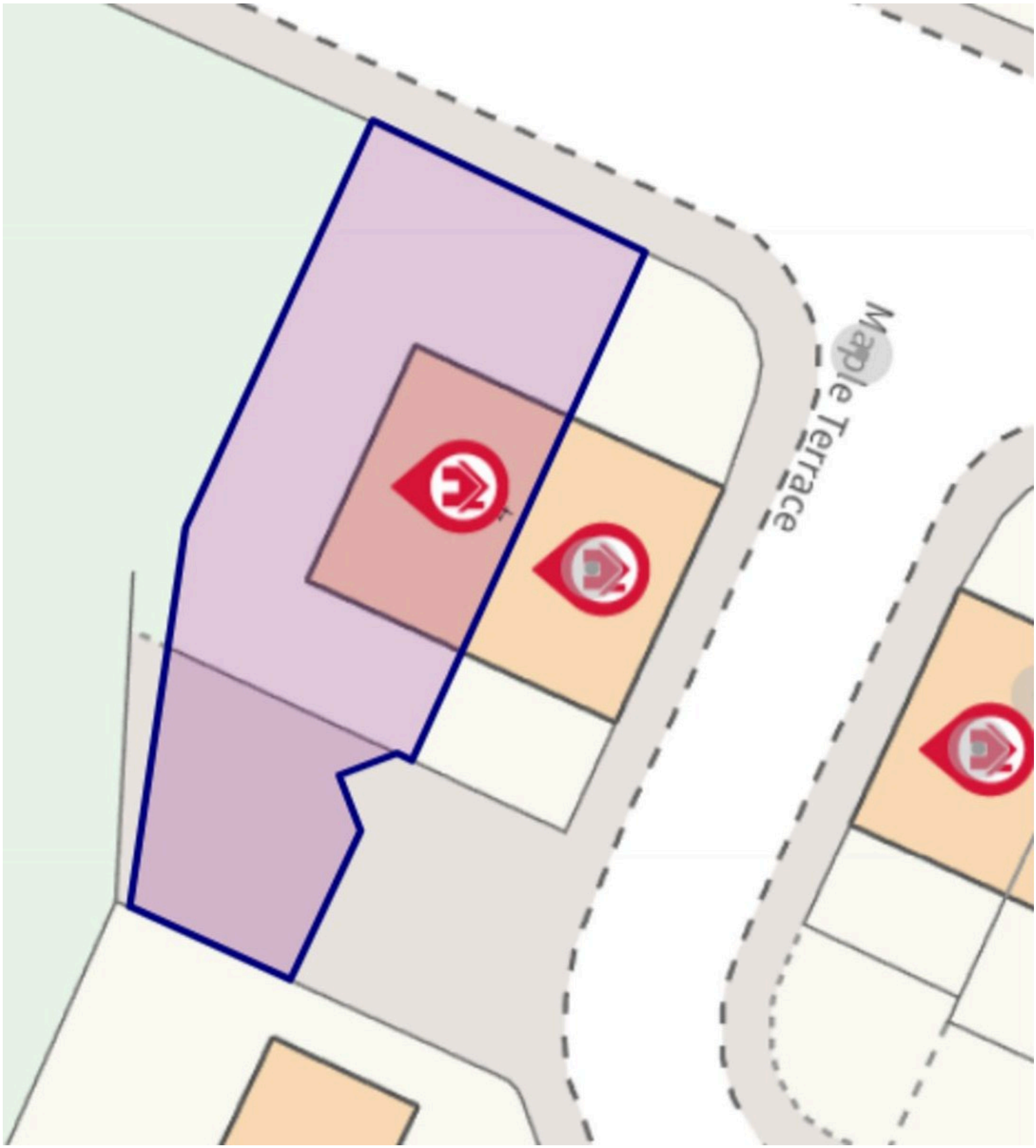
Total floor area 92.4 sq.m. (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



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