



Fernleigh

Ingleby Arndcliffe, Northallerton, DL6 3LS

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**Fernleigh
Ingleby Arncliffe
Northallerton
DL6 3LS**

Offers Over: £400,000

A bespoke property presented to an immaculate standard. The accommodation briefly features a stunning kitchen/dining room with a matching utility room. There is a living room with wood burner. Whilst upstairs there are four bedrooms, a house bathroom and two en suites. All of the windows feature bespoke plantation shutters.

- Immaculate Family/ Executive Home
- Four Bedrooms
- Three Bathrooms
- Stunning Kitchen/Diner
- Mature Gardens
- Garage

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Youngs - Northallerton 01609 773004





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

The property is accessed via a grey, part glazed composite door which leads to a hallway providing access to the living room and kitchen. There are carpeted stairs rising to the first floor.

WC

Comprising a two piece white suite including a close coupled WC and a pedestal wash basin with vanity unit. The floor is tiled and the walls are painted.

KITCHEN/DINER

24' 1" x 9' 8" (7.34m x 2.95m) A stunning shaker style kitchen of the highest quality. Featuring a range of wall and base units, Granite work surfaces with matching splashbacks and window sill. There is a composite 1 1/2 bowl sinks with mixer tap, an electric oven with hob and stylish extractor over. There is also another built in oven as well as an integrated microwave. The flooring is tiled with matching tiled skirtings. There is also a space for a dining table with fabulous views through to the hills of the North York Moors.

UTILITY ROOM

16' 4" x 6' 3" (4.98m x 1.91m) A beautifully appointed room which matches the high quality kitchen. There are granite work surfaces, a range of wall and base units, tiled flooring and skirtings, a door to the garage and a part glazed door to the rear garden. There is also space for a washer/dryer.

CONSERVATORY

9' 4" x 6' 8" (2.84m x 2.03m) Making the most of the views towards the North York Moors, the conservatory is accessed from the dining area and features tiled flooring with tiled skirting, self cleaning smart glass roof and patio doors on to the garden.

SITTING ROOM

16' 9" x 10' 7" (5.11m x 3.23m) A well-proportioned room featuring a multi fuel stove, wooden flooring and two windows with shutters to the front.

FIRST FLOOR

LANDING

A carpeted landing with stairs rising from the ground floor and doors to all upstairs rooms.

MASTER BEDROOM

16' 3" x 10' 11" (4.95m x 3.33m) An impressive master suite comprising a large double bedroom with dormer windows to the front and rear. There is a built in shelved wardrobe and an En suite.

ENSUITE

A luxurious en suite wet room featuring a multi-function riser rail shower and rainmaker shower head, close couple WC and wash basin and quality marble tiling on the floor and walls.

BEDROOM 4

9' 2" x 7' 10" (2.79m x 2.39m) A single bedroom with deep built in wardrobes and a window facing the rear with stunning views.

BEDROOM 2

14' 5" x 11' 1" (4.39m x 3.38m) A generous double bedroom with views to the rear and an en suite shower room.

BEDROOM 3

14' 5" x 9' 4" (4.39m x 2.84m) Another good-sized double room with dormer window looking to the front.

BATHROOM

A beautifully appointed bathroom featuring a three piece white

suite comprising a WC, wash basin and a bath with shower over. There are tiled flooring and walls. The bathroom has been fitted to an exceptional quality and features a built in waterproof television.

OUTSIDE

Front Garden - With a block paved parking area for two vehicles, Indian flagstone pathway leading to the front door and a grass area planted with evergreen shrubs and hedging.

Rear Garden - A beautiful south east facing cottage style garden with mature shrub boundaries enclosed within secure fence boundaries and professionally installed external garden lighting. There is a patio area and an access path leading to the front of the property.

GARAGE

16' 4" x 8' 2" (4.98m x 2.49m) With a grey roller door to the front, window to the rear and access internally from the utility room. The garage has lighting and electrical points.

SERVICES

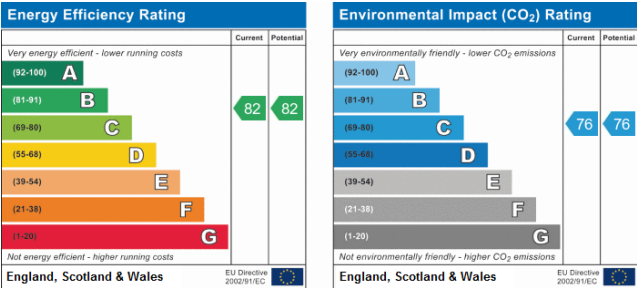
Mains electricity, water and drainage are connected. Oil central heating to radiators also supplying the domestic hot water.

VIEWINGS

Viewing is strictly by appointment. Appointments can be made by contacting youngs RPS in Northallerton on 01609 773004.

CHARGES

Hambleton District Council tax band E.



All measurements are approximate and for display purposes only.

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