



The Hartley, Academy Close, Thomas Wharton Meadows, Kirkby Stephen, CA17 4HA

- 4 Bed Detached
- Quality fixtures and fittings throughout
- SAP rating B
- Exclusive new development
- Flooring included
- 16 Houses- 2,3 and 4 bedroom properties
- 10 year Buildzone warranty

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LOCATION

The development is located within a short walk of Kirkby Stephen town centre. For those wishing to commute the town lies approx 12 miles from the M6 at Tebay (junction 38) and 3 miles from Brough/A66, with Scotch Corner/A1 a further 30 minutes away. The town also has a station on the scenic Settle-Carlisle railway line with connection to Leeds. Kirkby Stephen provides a good range of everyday facilities including a supermarket, banks, post office, hotels, public houses, sports facilities and primary and secondary schools.

PROPERTY DESCRIPTION

The Hartley offers 1385 sq ft of living space across two floors, plus an integral garage. Downstairs the generous lounge is to the front of the property, along with a cloakroom toilet and storage cupboard. At the back the kitchen/dining/family area spans the width of the property, featuring French doors that lead to the back garden, as well as an internal door connecting to the garage.

Upstairs there is four bedrooms, including a master with en-suite, a single bedroom with a dormer window and a separate main bathroom.

GROUND FLOOR

Lounge

5.1m x 4.7m (16' 9" x 15' 5")

Kitchen/Dining

7.8m x 3.3m (25' 7" x 10' 10")

Garage

5m x 3m (16' 5" x 9' 10")

FIRST FLOOR

Bedroom 1

5.1m x 4m (16' 9" x 13' 1")

Bedroom 2

3.9m x 3.3m (12' 10" x 10' 10")

Bedroom 3

3.6m x 3m (11' 10" x 9' 10")

Bedroom 4

3.6m x 3m (11' 10" x 9' 10")

Bathroom

2.6m x 2.3m (8' 6" x 7' 7")

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water and drainage. Gas central heating. Double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From the A66 follow signs for Kirkby Stephen, once in the town take the right turn at the mini roundabout and proceed towards the Grammar School. Follow the road round to the right and the site is located on the right hand side. A 'For Sale' board has been erected

