



8 Ashdowne

Little Crakehall, Bedale, North Yorkshire DL8 1LF



Robin Jessop

A SPACIOUS 3 BEDROOM DETACHED BUNGALOW SET WITHIN A LARGE CORNER PLOT

- Spacious Bungalow
- Three Double Bedrooms
- Attractive Garden
- Large Corner Plot
- Popular Rural Village
- Accessible Location
- Guide Price: £325,000 - £350,000

SITUATION

Bedale 2 miles. Leyburn 8.5 miles. Richmond 9.5 miles. Northallerton 10 miles. Darlington 19 miles. (All Distances are Approximate).

The property is attractively situated in a substantial corner plot on Ashdowne which is within the centre of Little Crakehall and a short walk away from Crakehall Village Green.

Crakehall is conveniently located west of the popular and thriving market town of Bedale where there is a wide range of facilities and amenities. It is also well placed in relation to other popular market towns including Leyburn, Richmond and Northallerton and within reasonable travelling distance to the A1(M) bringing larger centres such as Darlington, York and Leeds into a commutable distance.

DESCRIPTION

8 Ashdowne is an attractive bungalow set in a good-sized corner plot and nicely tucked away within this popular rural village. The property would make a fantastic home which will appeal to a number of buyers.

Internally, the property is entered into via a welcoming Entrance Lobby which provides access to the heart of the home which is the welcoming Sitting Room leading round to the Dining Area and then into the Kitchen. The spacious Sitting Room features a gas fire and plenty of room for furniture and naturally flows around to the rear of the property where there is a separate Dining Area with French doors to the garden. Equally, this Dining Area then flows through to the Kitchen which overlooks the rear garden and features a range of wall and floor units and access to the rear garden through a stable door. The living area of the property has a natural flow which is more than compatible with modern residential living.



From the Hallway you are also able to access three double Bedrooms, with the largest of the three benefiting from space for freestanding wardrobes. The living accommodation of the property is finished off by the generous family Bathroom which features a bath, sink, WC and shower cubicle.

Externally, the property features an attractive and very private wrap-around garden with a number of mature shrubs, bushes and flower beds. The garden has been incredibly well looked after throughout the years and is ideal for those looking to make the most of the outdoors. Further to the garden, the property benefits from a very attractive timber summer house with sitting area, timber shed and brick-built garage which has been used as a workshop and benefits from electric. Again, the front of the property features a very nice garden with large-gated parking area which is suitable for parking a number of vehicles.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

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.

WHAT3WORDS

///whites.heave.towel

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity. Mains water. Mains Drainage. Oil Central Heating

AGENT NOTE

Please note that the tree on the northern boundary is subject to a tree preservation order.

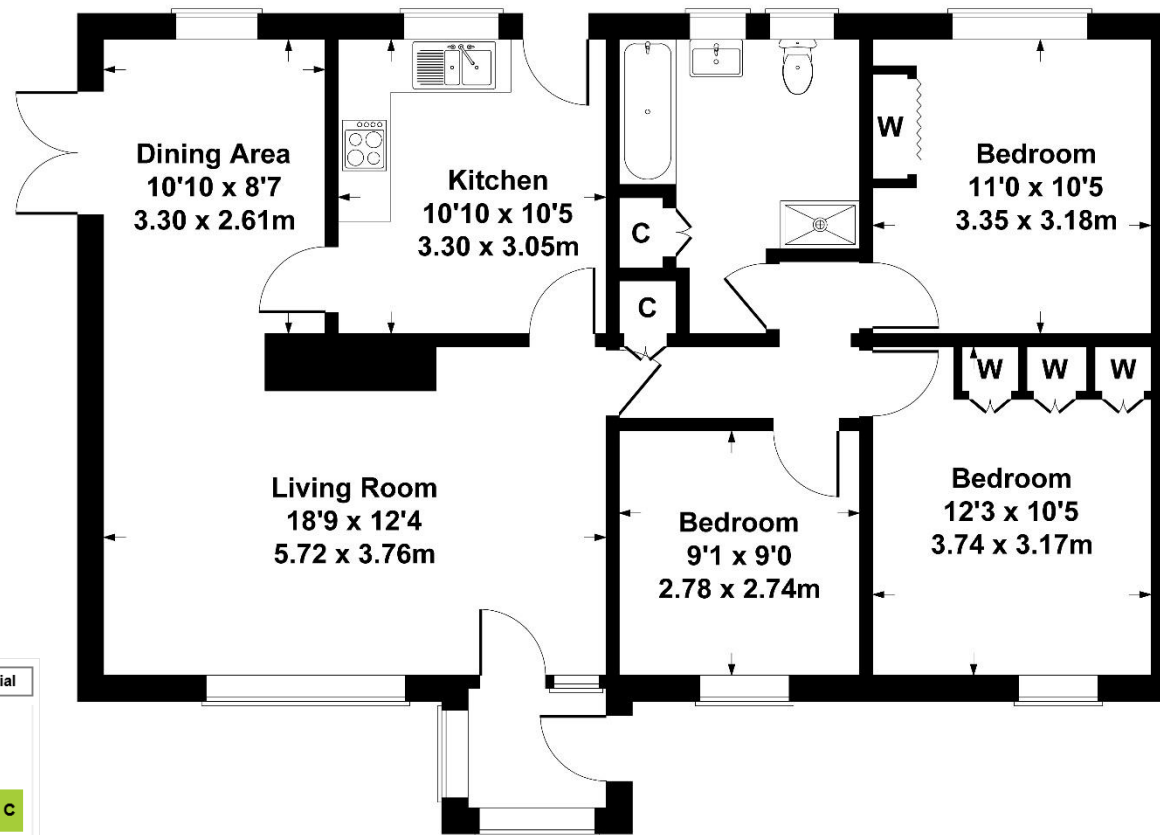
LOCAL AUTHORITY

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



8 Ashdowne, Little Crakehall

Approximate gross internal area
89 sq m - 958 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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