

22 Ashdowne Court

Little Crakehall, Bedale, North Yorkshire DL8 1LQ

RobinJessop

AN IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETAHED BUNAGLOW IN A SOUGHT AFTER VILLAGE

- Three Double Bedrooms
- Open Plan Kitchen/Dining Room
- Attractive Garden
- Popular Rural Village
- Accessible & Quiet Location
- Viewing by Appointment Only
- Guide Price: £295,000

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 on a quiet cul de sac 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

22 Ashdowne is an attractive bungalow, nicely tucked away within the popular rural village of Little Crakehall. The property would make a fantastic home and is likely to appeal to a wide range of buyers.

The property has been extended to create a superb three-bedroom, open-plan bungalow.

Internally, the accommodation is accessed via a welcoming entrance hall, which leads through to the main living spaces.

The kitchen/dining/sitting room is complemented by a rear extension, filled with natural light courtesy of patio doors and three Velux windows.







There is also a cylindrical log-burning stove, creating an attractive focal point. The kitchen is fitted with a range of wall and base units, with a granite style effect worktop together with integrated appliances including an oven and induction hob. There is also space for a washing machine and dishwasher.

There are three double bedrooms, one of which benefits from a fitted wardrobe and patio doors onto the rear garden. The family bathroom includes a bath, walk-in shower, WC and wash basin.

Externally, the property offers off-road parking for two vehicles and a front garden laid to lawn together with a rockery to the side. The rear garden can be accessed via the side of the property and from the sitting room, where there is a lawned garden area, together with an abundance of mature shrubs and flower beds.

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

TENURE
Freehold with vacant possession.

COUNCIL TAX
Band C.

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

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

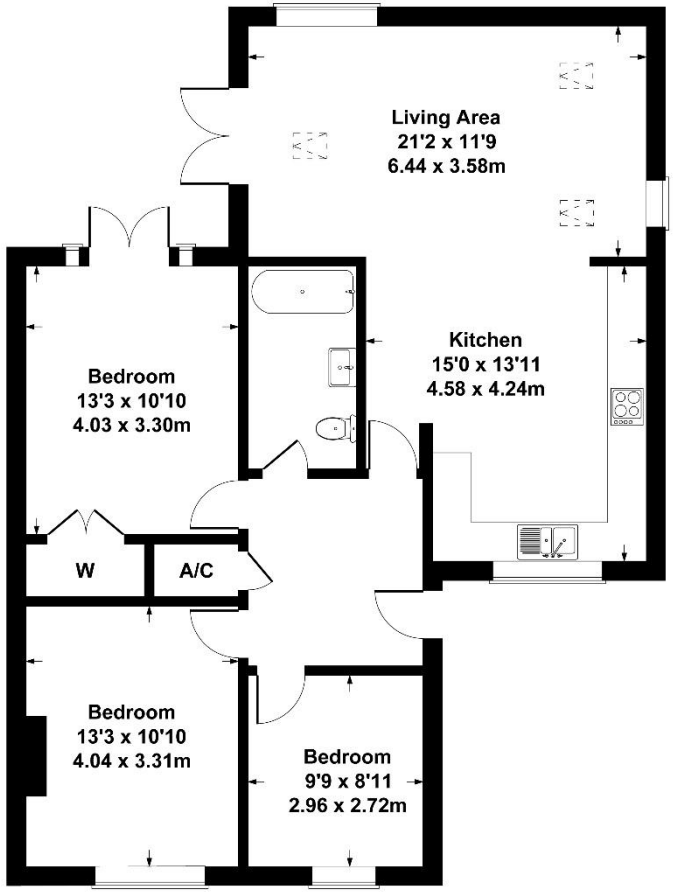






22 Ashdowne Court, Little Crakehall

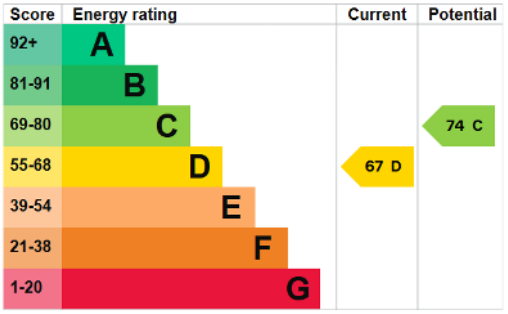
Approximate gross internal area
Total 96 sq m - 1033 sq ft



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.

Produced by Potterplans Ltd. 2026



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