



**7 Ashdowne Close
Little Crakehall
Bedale
DL8 1LG**

Guide Price: £270,000

A modern detached bungalow located in a quiet cul de sac in the ever-popular village of Little Crakehall. The property has a well-proportioned Dining Kitchen & Sitting Room & externally, pleasant gardens, ample off-street parking & a single Garage.

Sought after village location on a quiet cul de sac

- Two double bedrooms
- Enclosed Gardens
- Attached Single Garage & ample off-street parking

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Youngs - Northallerton 01609 773004





This modern detached bungalow is located in the head of a quiet cul de sac in the desirable village of Little Crakehall. The Village itself has plenty of amenities whilst further facilities can be found in the nearby town of Bedale. The A1 trunk road is within easy reach.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Recently fitted Double UPVC glazed doors lead into the entrance porch which has timber panelling to the walls & tiled flooring.

ENTRANCE HALL

With recently fitted part glazed UPVC door, built in airing cupboard with new immersion heater installed in 2021. Access to loft which is boarded, has a pull down ladder & a light, night storage heater, radiator.

SITTING ROOM 16' 7" x 13' 8" (5.08m x 4.19m)

A spacious room with window to front, brick fireplace with tiled hearth, open fire with back boiler which can be used as a solid fuel method of heating the radiators if required, radiator, ceiling cornice.

DINING KITCHEN 15' 3" x 10' 7" (4.67m x 3.23m)

With window to rear & part glazed door giving access to the rear garden. Range of wall & base units with roll edge work surface & inset sink & drainer. Space for cooker, extractor, Hotpoint electric fridge & washing machine, partially tiled walls, ceiling cornice, electric storage heater & radiator.

BEDROOM 1 13' 3" x 11' 3" including wardrobes (4.04m x 3.45m)

With window to rear, two double fitted wardrobes with cupboards above, ceiling cornice, radiator & night storage heater.

BEDROOM 2 13' 8" x 8' 3" including wardrobes (4.19m x 2.52m)

With window to front, range of fitted furniture, ceiling cornice, radiator, night storage heater.

OUTSIDE

The front garden has a mature beech hedge to the front border & is laid mainly to lawn with attractive flower borders. The driveway is block paved & affords parking for several vehicles. It leads to the attached SINGLE GARAGE with up & over door to front & window & exit door to the rear. Power, light & water tap.

SIDE GARDEN

A timber gate gives access to the side of the bungalow which has

a footpath leading to the rear garden & wide raised border. Garden shed.

The rear garden is enclosed by timber fencing & laid mainly to lawn. There are attractive borders planted with a variety of shrubs.

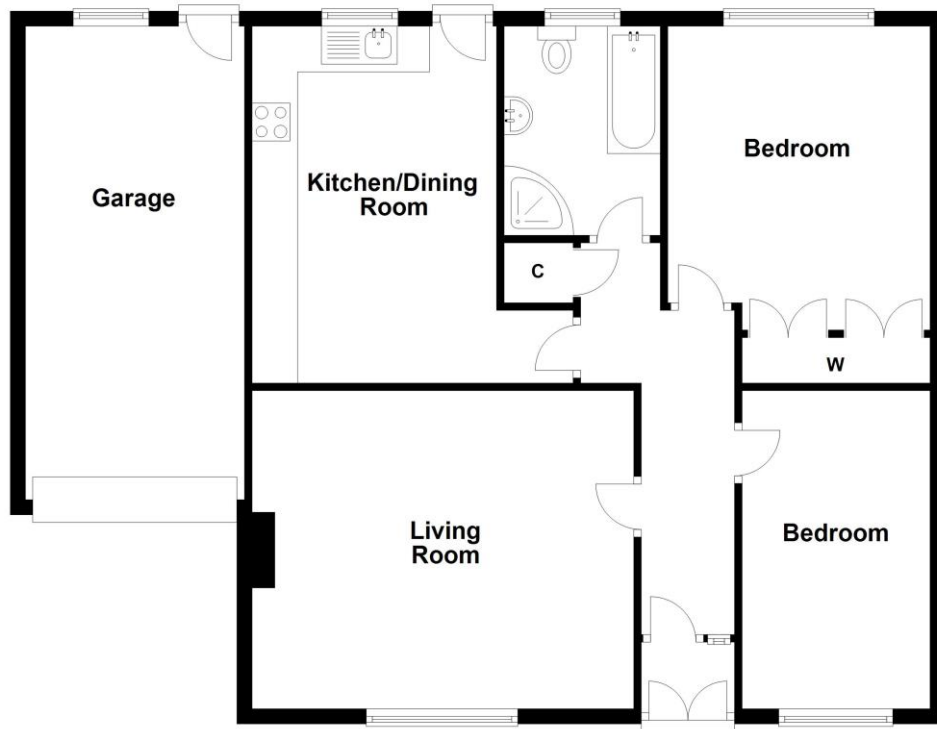
SERVICES: Main's electricity, water and drainage are connected. Solid fuel heating to radiators, electric storage heaters.

VIEWINGS: Viewings are strictly by appointment. Please contact the agent on 01609 773004.

CHARGES: Hambleton District Council Tax Band D.

AGENTS NOTES: Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Ashdowne Close
Little Crakehall



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Youngs RPS by Vue3sixty Ltd

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