



**Hyperion House**  
88 South End, Bedale, DL8 2DS

# Hyperion House

## 88 South End

### Bedale

#### DL8 2DS

**TO LET £1950pcm**

A rare opportunity to rent one of the most elegant properties central to Bedale to come available in recent years. This detached family home has a wealth of original features with versatile & spacious accommodation including 5 receptions, 5 bedrooms & 2 bathrooms. Viewing is essential.

- Central location within easy reach of Bedale Town Centre
- Charming Family Home
- 5 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms
- Large Rear Garden

**youngsRPS** 

youngsRPS - Northallerton 01609 773004



One of the most elegant properties to come available to rent in central Bedale for some time, this detached period home has been sympathetically extended whilst still retaining a wealth of original features. The spacious & versatile accommodation includes 5 reception rooms & 5 bedrooms, the Master having both a dressing room & luxurious shower room. The property is complimented by a generous rear garden, ample off-street parking together with a double garage and workshop. Internal viewing is essential to appreciate this unique & characterful home.

**ELEGANT ENTRANCE HALL** Indian stone steps lead up to the grand entrance hall with stone flooring, under stairs store cupboard, radiator, corniced ceiling and decorative ceiling rose. Carpeted stairs lead to first floor.

**DINING ROOM** 15' 9" x 9' 9" (4.8m x 2.97m) A spacious dining room with a feature bay window to front and ample room for a large dining suite. There is carpeted flooring, corniced ceiling and radiator.

**LIVING ROOM** 12' 9" x 12' 4" (3.89m x 3.76m) A traditional square room with high ceilings and a floor to ceiling bay window to the front. A decorative ceiling cornice runs around the

periphery of the room adding to its period charm. There is a carpeted floor covering and a sliding door through to:

**SNUG/FAMILY ROOM** 12' 8" x 12' 4" (3.86m x 3.76m) Another spacious room with a fireplace housing multi-fuel stove with a wooden surround and tiled hearth. There are carpeted floors, ceiling cornice and sliding doors leading to the conservatory. The entire ground floor can be opened up to create a fantastic entertaining space or closed off into separate living spaces if required.

**CONSERVATORY** 15' 3" x 9' 7" (4.65m x 2.92m) With a stone floor matching that of the kitchen, this fantastic room further extends the wealth of downstairs living accommodation. There are patio doors leading to the rear garden and a window and door leading to the kitchen. Sliding doors give access to the Family room and a useful storage cupboard to the front of the property.

**DINING KITCHEN** 25' 3" x 11' 8" (7.7m x 3.56m) A modern kitchen, fitted to a very high specification comprising a range of oak and sage green shaker style wall and base units with a natural stone work top with inset sink with drainer and a DeDetrich 4 burner induction hob. Other integrated appliances include a double Neff Oven, fridge, dishwasher and microwave. There is

undercounter space for a freestanding fridge or freezer. The large kitchen island with double thickness worktops provides a fantastic cooking and entertaining space, with French doors which can be opened to the rear garden. There is a natural stone floor, plenty of space for a dining table and a concealed utility room accessed via a hidden door within the kitchen cabinetry.

**UTILITY ROOM/PANTRY** A hidden Pantry/Utility Room accessed from the kitchen via a playful hidden door in kitchen cabinetry. The room itself comprising oak floor units with a laminate work surface with inset white ceramic sink and drainer. There are useful storage shelves, space for tumble drier and further doors to both the side (Currently not in use due to shelving) and a door to:

**STUDY/DOWNSTAIRS BEDROOM** 16' 0" x 9' 0" (4.88m x 2.74m) A versatile room with multiple potential uses. Depending on requirements this could make a brilliant Gym, Ground Floor Bedroom or Home Office. There is a window to the side, carpeted flooring and a door leading to both the Utility Room and the Dining Kitchen.

**DOWNSTAIRS WC** A beautifully fitted downstairs WC with fully tiled walls and floor. A white suite comprising a close coupled WC,





pedestal wash basin with vanity unit below, radiator and an extractor fan.

## FIRST FLOOR

**LANDING** With carpeted stairs rising from the first floor and doors accessing all upstairs rooms. There is a Velux window providing natural light and a useful shelved storage cupboard.

**MASTER BEDROOM** 16' 0" x 12' 0" (4.88m x 3.66m) A very spacious carpeted room with an aperture leading to a dressing room and door leading a Jack and Jill Shower Room. There is a

window to the rear looking over the rear garden.

**DRESSING AREA** 10' 2" x 9' 4" (3.1m x 2.84m) A spacious dressing room with mirrored sliding wardrobes spanning two full walls, carpeted flooring, radiator and a window to the side.

**ENSUITE / JACK AND JILL SHOWER ROOM** Used by the present occupiers as an Ensuite for the master bedroom, this large shower room has been fitted to an exacting standard and features a custom fitted raised shower with glass enclosure and fully tiled walls. There is a white suite comprising a close coupled WC and a sink with vanity

unit. The flooring is made of luxury vinyl tiles, there are ceiling spotlights, window to the rear and doors to both the Master Bedroom and the Landing. A useful linen cupboard provides ample storage which also houses the Baxi gas combi boiler

**BEDROOM 2** 13' 0" x 12' 4" (3.96m x 3.76m) An ideal Guest Bedroom, with ample room for a double bed and other bedroom furniture. There is a carpeted floor, wash basin and vanity unit below and a window to the front of the property.

**BEDROOM 3** 15' 9" x 12' 0" (4.8m x 3.66m) Another double bedroom with carpeted flooring, pedestal wash basin, ample room for bedroom furniture and windows to the front and side.

**BEDROOM 4** 12' 4" x 6' 5" (3.76m x 1.96m) A generous room with window to the front and a carpeted floor.

**FAMILY BATHROOM** A large family bathroom with four piece suite comprising a freestanding single ended roll top claw foot bath, low flush WC, pedestal wash basin and a quadrant easy plumb double shower cubicle with electric shower. There are partially tiled walls, corniced ceiling, useful linen cupboard and a window to the rear.



**OUTSIDE** To the front there is a stepped Indian stone pathway leading to the front door with a raised planted area with stone walling, decorative gravel areas and long tarmacked driveway affording parking for several vehicles and leading to a **DETACHED DOUBLE GARAGE** 18' 8" x 15' 8" (5.69m x 4.78m) with roller shutter doors, electric power and light and doors through to **WORKSHOP** 17' 7" x 9' 10" (5.36m x 3m) with window and door to side, electric power and light. A generous rear garden is laid mainly to lawn with mature trees and shrub borders, enclosed within a brick wall and timber boundary fence. There is a stepping stone path from a sheltered patio area with pergola and further landscaping spanning the rear of the property.

#### **AGENT'S NOTES**

**EPC** Rating D

**RENT** Payable per calendar month.

**DEPOSIT** £2,250 through Deposit Protection Service

**PETS CONSIDERED** Please contact the agent

Tenants are asked to observe a **NO SMOKING POLICY** inside the property.



#### **REFERENCES**

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

#### **SERVICES**

The Tenant will be responsible for paying for all the main services.

#### **PERIOD OF LETTING**

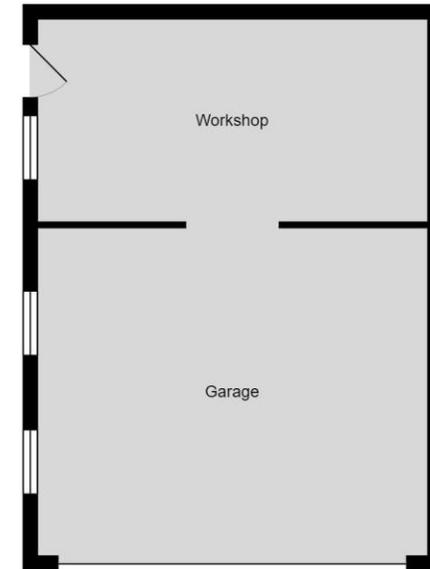
On an Assured Short Hold Tenancy for a period of no less than 12 months.

#### **INSURANCE**

The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

#### **DECORATION**

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.



All measurements are approximate and for display purposes only.

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

**NORTHALLERTON**

General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**DARLINGTON**

General: 01325 488325

darlington@youngsrps.com

**SEDFIELD**

General: 01740 617377  
Land Agency: 01740 622100

sedfield@youngsrps.com

**NEWCASTLE**

General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**

General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**ALNWICK**

General: 01665 606800

alnwick@youngsrps.com

**DUMFRIES**

General: 01387 402277

dumfries@youngsrps.com