



## 4 ASHDOWNE, LITTLE CRAKEHALL, DL8 1LF.

A spacious & bright three bedroomed detached bungalow located in the sought after village of Little Crakehall near Bedale. The accommodation is well presented including a contemporary kitchen and bathroom plus a conservatory out to the rear garden which is designed for ease of maintenance. Other benefits include a gas fired heating system, garage and car port plus off street parking.

£300,000





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## Description

This bright and spacious home is accessed via a hallway open to the kitchen and with a built in coat cupboard and door to the sitting room. The kitchen comprises of a range of shaker style wall and base units with a work surface over having a tiled splash back. There is a one and a half bowl sink, a four ring electric hob with an extractor hood over and an electric oven and grill. There also integrated appliances including a dishwasher, washing machine and a fridge freezer plus a stable door out to the side car port.

The sitting room is a cosy and bright space with an approximately south facing aspect and has a multi fuel burning stove with a stone surround and hearth. A door then leads to an inner hallway which has loft access and a built in cupboard.

Bedrooms one and two are both excellent double rooms with bedroom 1 having a built in cupboard and bedroom two leading to the conservatory.

The conservatory has a radiator and double glazed windows and a door out to the rear garden. bedroom three is a good sized single bedroom currently being used as a dining room with a built in shelving and could also be used as a study. The modern house bathroom is fully tiled and comprises of a push flush WC and washbasin set into a vanity unit with a panelled bath having a folding shower screen and an electric shower over.

## Outside

To the front is an attractive lawned garden with walled and fenced boundaries and a planted border. A hard standing driveway provides off street parking and leads to the side of the property and the car port and garage. The garage has an up and over door, light and power points and externally, to the rear, is a bottled gas store for the heating system. There is also gated access into the rear garden which is mainly paved with inset flower beds and shrubberies along with a planted border and all enclosed with a fenced boundary.



## Location

Crakehall is a village which lies along the route of the A684 and is split into two parts by Bedale Beck, a tributary of the River Swale. The north-west part is known as Little Crakehall, and the south-east part as Great Crakehall.

The village is approximately 2 miles (3 km) west of Bedale, which is a market town and markets have been held in the town since 1251 with the regular Tuesday market still taking place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

## GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

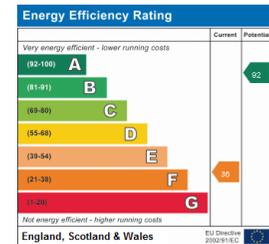
Local Authority – Hambleton District Council  
Tel: (01609) 779977

Council Tax Band - D



### Ground Floor

Approx. 79.7 sq. metres (857.5 sq. feet)



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