



OXMYRE, HACKFORTH ROAD, LITTLE CRAKEHALL, DL8 1HY.

An excellent four bedroom detached house located in the sought after village of Little Crakehall near Bedale with a great layout. The property benefits from a modern feel and style, a double garage with large driveway and a private enclosed garden. Built only four years ago, the property has a high specification and has an efficient air source heat pump central heating system.

£425,000

NORMAN F.BROWN
Est. 1967

Oxmyre,

Hackforth Road, Little Crakehall, DL8 1HY. £425,000

Description

This lovely bright home will suit a variety of different lifestyles and is located in a popular and conveniently positioned village with easy access to Bedale, Leyburn, Richmond and to Junction 51 of the A1(M).

The property has underfloor heating from the air source heat pump to the ground floor and opens into a bright hallway and the well-presented accommodation is immediately obvious. The hallway has a useful understairs storage cupboard housing the communication hub and there is a downstairs WC comprising of a low level push flush WC and a pedestal mounted washbasin with tiled walls to half height. The spacious, yet cosy sitting room is to the front of the house and has a large bay window and an inglenook fireplace with a stone hearth with an electric fire plus connections for Wi Fi, phone, freeview and satellite TV.

To the rear of the house is the dining kitchen, the dining area is separated from the kitchen by a peninsula with space for stools under a breakfast bar and there is also a useful door into the double garage plus French Doors linking the house with the garden. The kitchen itself has a range of wall and base units with a work surface having a matching upstand and there is a stainless steel sink with draining board looking out to the rear garden.

The kitchen has integral appliances including a fridge freezer, dish washer and a four ring electric hob with an extractor hood over and there is an electric oven and microwave built in too. The kitchen also has a utility room which has further wall and base units with a work surface over and a single stainless steel sink with drainer. There are also spaces for a washing machine and tumble dryer under the work surface.

The first floor has a landing with access to the loft via a drop down loft ladder and a cupboard housing the pressurised immersion tank and central heating controls.

The main bedroom is to the rear and has satellite and freeview TV, Wi Fi and phone connections and is an excellent double bedroom with an ensuite shower room having a walk in shower with fixed and handheld shower heads and a glazed shower screen plus a low level push flush WC and a pedestal mounted washbasin. Bedroom two is another excellent double over the garage and has a double glazed window to the front and French Doors with a Juliet Balcony to the rear giving the room a bright and airy feel and also has satellite and freeview TV, Wi Fi and phone connections.

Bedroom three is to the front and is another excellent double and bedroom four is a great single bedroom and could be perfect for those working from home as an at home office and also has satellite and freeview TV, Wi Fi and phone connections.



The house bathroom comprises of a white three piece suite including a panelled bath with a fixed shower head and a mixer tap over with a glazed shower screen plus a pedestal mounted washbasin and a low level, push flush WC.

Outside to the front, there is an attractive lawned garden with a wrought iron gate opening to a paved path from the street to the front door and to a personal door to the garage with gated access through to the rear and with a mature laurel hedge boundary.

The rear garden is enclosed by a fenced boundary and has a paved seating area off the dining areas French Doors looking out over the lawn which has a flower bed border and to the side of the house is a further paved seating area perfect for entertaining and for the evening sun. There is gated access to the large tarmac driveway providing off street parking and leads to the double garage.

The double garage has two up and over doors, a window and personal door to the front and a door into the dining kitchen. The double garage also has potential for conversion to provide further accommodation for the house but is perfect for storage or for cars.

Agent Note:

1. Please note Moorfields is a private unadopted road.
2. There is an annual charge to Allerton Property Management Ltd for looking after Moorfields, the electric for the streetlights and the communal field off Cringlefields. Charge for 2021 was £264.28.

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.

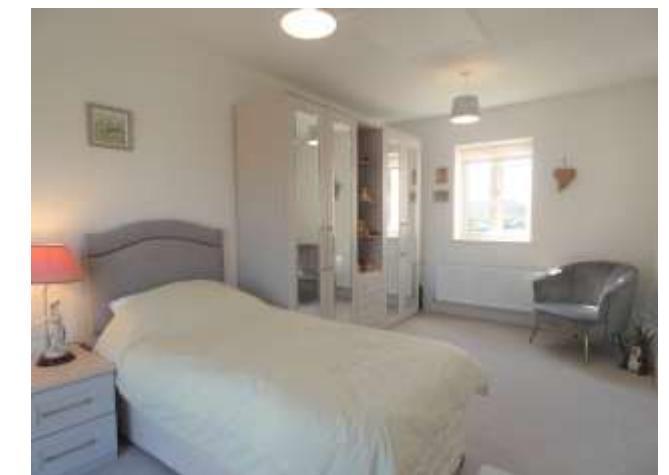
GENERAL INFORMATION

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 - E



Ground Floor

Approx. 63.7 sq. metres (691.4 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.1 sq. feet)



6 Bridge Street, Bedale, North Yorkshire DL8 2AD

Tel: 01677 422282

Email: bedale@normanfbrown.co.uk

www.normanfbrown.co.uk



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