



## Hazel Dene, Little Crakehall Asking Price of £295,000

Located in this highly regarded and very popular village and having been much improved by the Current Owners this three bedroomed semi detached cottage is a real gem! Providing spacious accommodation and retaining character features, it is ready to move into and makes a fantastic village property. To the ground floor is a large kitchen, a living room with a log burner, a bathroom and a quaint snug, and to the upper floor there are three bedrooms. Externally the property has a lovely rear garden with patio area. An early inspection is strongly advised!

Living Room with Log Burning Stove – Kitchen – Snug – Bathroom – Three Bedrooms – Garden with Patio

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Externally the property has a lovely rear garden with patio area.

## **Living Room:**

4.12m x 4.11m

A generous living room which has a upvc double glazed window, a upvc door, a radiator and a TV point. Brimming with character, with ceiling beams and a fireplace housing a log burner which sits on Yorkshire stone. The living room and hallway have beautiful oak parquet flooring throughout.



## **Snug:**

2.78m x 2.59m

A cosy room, ideal as a dining room, home office or children's playroom. It has an original fireplace, a radiator, beams and a upvc double glazed window.



## **Kitchen:**

4.03m x 3.83m

The large kitchen is fitted with a range of wall and base units with laminate worksurfaces and a ceramic sink.

Integrated into the units are an electric hob and oven with an extractor over. There is plumbing for a washing machine, space for an under counter fridge a upvc double glazed window and a radiator. The central feature of the room is the open fireplace which houses a large stove. Situated off the kitchen is a room which makes an ideal larder cupboard which has a upvc double glazed window.



## **Rear Lobby:**

Having a half glazed upvc door giving access to the garden.

## **Bathroom:**

2.97m x 1.79m

Fitted with a modern white suite which comprises a panelled bath with a Mira electric shower over, a wash hand basin and a concealed cistern WC. There is a heated towel rail, an airing cupboard, a upvc double glazed window and loft access.

## **Hallway:**

With a radiator and understairs cupboard.





### **First Floor Landing**

Having a radiator, a upvc double glazed window and loft access.

### **Bedroom 1:**

4.12m x 4.11m

A large double bedroom which has two upvc double glazed windows to the front of the property, an original fireplace and a radiator.



### **Bedroom 2:**

4.09m x 3.87m

A large double bedroom which has a upvc double glazed window, an original fireplace, a built in wardrobe and a radiator.



### **Bedroom 3:**

3.03m x 2.20m

Having a radiator and a upvc double glazed window to the side of the property.

### **External**

To the front the property is set back behind a small forecourt garden.

The lovely rear garden has been much improved by the Current Owners and enjoys the sun. It is mainly lawned with a lovely patio and mature borders.



### **Additional Information**

The postcode is DL8 1JF and we are advised that the Council Tax Band is D.

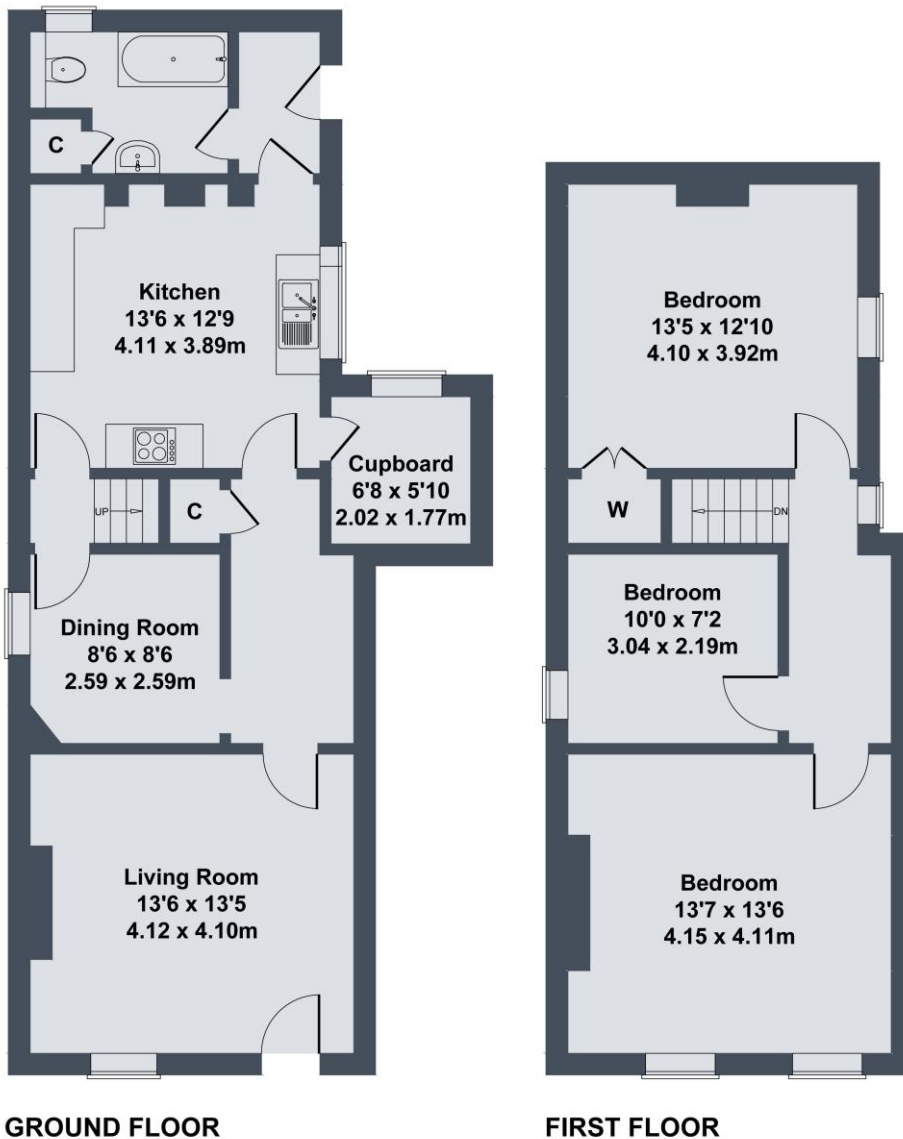
The Worcester oil fired central heating boiler is located in the rear lobby. The oil tank has been recently replaced.

A water pressure system has been recently installed.

We are advised that Hazel Dene has a pedestrian right of way across the rear of the adjacent cottage.



**Hazel Dene, Little Crakehall, DL8 1JF**



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. 2024

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.