

KIRKLANDS & ADJOINING BUILDING PLOT **BEADLAM, NEAR HELMSLEY**



Individual detached bungalow over 1,200 sq. of accommodation in need of some general updating together with adjoining Building Plot with Outline Planning Permission

Entrance Hall – Sitting Room – Dining Room – Breakfast Kitchen – Conservatory
Ground Floor Bedroom - House Bathroom – Separate WC

Two further First Floor Bedrooms – Large Loft room with potential

Mature gardens front & back - Ample off-street parking, Car Port & Integral garage.

Building Plot with outline planning for the construction of a detached bungalow with associated garden and parking.

NO ONWARD CHAIN

GUIDE PRICE £325,000

Detached bungalow with nicely proportioned and versatile accommodation, well positioned in a quiet village only a short distance from Helmsley, together with adjoining Building Plot with Outline Planning Permission

Occupying a large mature plot off Howldale Lane within Beadlam village, Kirklands was built in 1969 as an individual build and provides over 1,200 sq. feet of accommodation over two floors; which although in need of some gentle updating provides plenty of scope to create a comfortable and spacious home.



The versatile accommodation could easily be reconfigured to suit any purchaser and comprises; entrance hall, dual aspect sitting room, breakfast kitchen and dining room and a conservatory to the rear overlooking the garden. One large downstairs bedroom, ground floor bathroom and WC. Upstairs are two further bedrooms and a very large loft room which could be easily incorporated into the main accommodation.

POTENTIAL BUILDING PLOT

Outline Planning Permission has been granted which approves the renewal of the original planning permission; providing outline planning for a detached three bedroom bungalow set in generous grounds and with parking. Ryedale District Council reference; 17/00780/OUT

Beadlam and adjoining Nawton are a thriving pair of villages lying on the A170 Thirsk to Scarborough road and is approximately three miles from Helmsley and three miles from Kirkbymoorside. The village is particularly well-served with amenities, such as a pub, primary school, well regarded secondary school, Indian restaurant, fish & chip shop and recreation ground and the village is on a good bus route. The property is the first property on the left down Howldale Lane.

ACCOMMODATION COMPRISES

ENTRANCE HALL

2.20 m(7'3") x 1.80 m(5'11")

Glass panes front door with full height pane to the side.

BATHROOM

1.80 m(5'11") x 1.67 m(5'6")

Bath with shower over. Pedestal wash hand basin. Radiator. Single glazed window to the south.

SEPARATE WC

1.70 m(5'7") x 1.00 m(3'3")

Low flush WC. Wash hand basin. Radiator. Tiled to part. Casement window to the south.

SITTING ROOM

5.20 m(17'1") x 4.00 m(13'1")

Inset cast iron wood burning stove set within a stone surround and upon a stone hearth. Upvc casement windows to the front and side. Radiator. Television point. Fitted shelving. Radiator.



INNER HALL

6.90 m(22'8") x 1.00 m(3'3")

Radiator. Fitted airing cupboard housing hot water cylinder and with slatted shelving and immersion heater. Stairs to the First Floor; window on the half landing. Under stairs fitted cupboard with shelving.

DINING ROOM

4.40 m(14'5") x 2.90 m(9'6")

Radiator. Single glazed casement window to the rear, overlooking the garden.

BEDROOM ONE

3.60 m(11'10") x 3.60 m(11'10")

Radiator. Single glazed casement window to the rear. Range of fitted wardrobes.



FIRST FLOOR

LANDING

3.00 m(9'10") x 2.50 m(8'2")

Upvc casement window overlooking the garden. Fitted shelving. Eaves storage.

BEDROOM TWO

3.60 m(11'10") x 2.20 m(7'3")

Upvc casement window to the side. Radiator. Eaves storage cupboard.

BEDROOM THREE

4.00 m(13'1") x 3.65 m(12'0")

Upvc casement window to the south. Radiator.



BREAKFAST KITCHEN

3.50 m(11'6") x 3.48 m(11'5")

Floor standing Mistral oil fired boiler. Range of base units incorporating stainless steel sink unit. Electric cooker point. Washing machine point. Dishwasher point. Casement window to the rear. Radiator.



LOFT ROOM

6.00 m(19'8") x 5.60 m(18'4")

Velux roof light.



CONSERVATORY

3.50 m(11'6") x 3.40 m(11'2")

Upvc construction under a pitched translucent roof. Double doors out onto the garden.



GARDEN

Kirklands sits in an attractive plot with mature gardens to the front and rear, largely lawned and with broad well stocked flower and shrub borders, a number of productive and well established fruit trees and a sunny south west elevation. There is plenty of parking to the front on the private driveway and within the single garage.



Beadlam



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.
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GENERAL INFORMATION

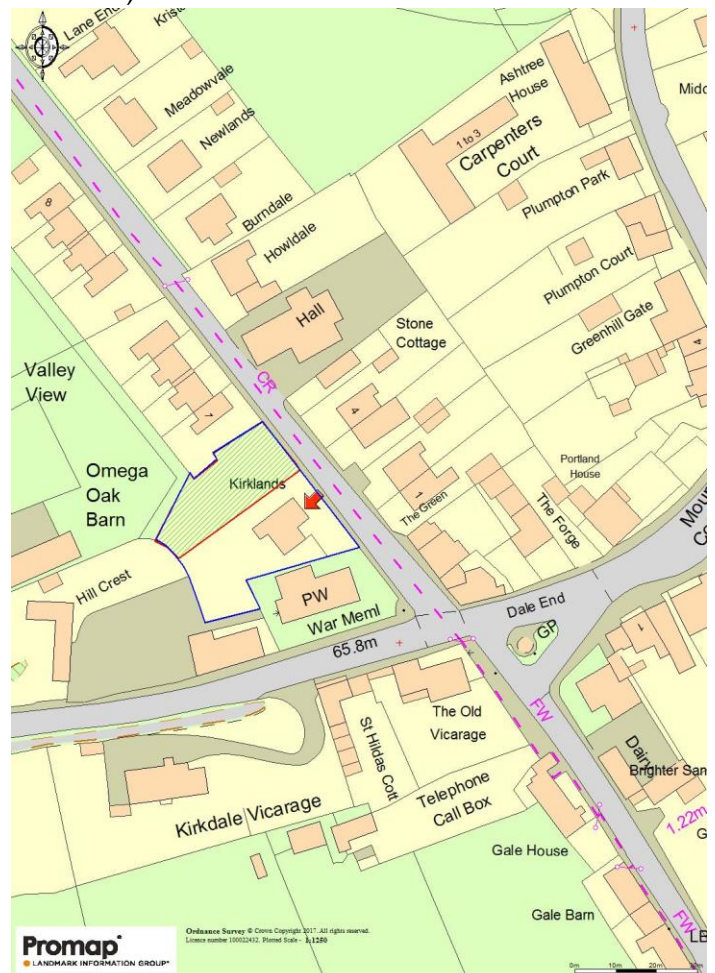
- Services:** Mains water, drainage, gas and electric. Water in metred Council Tax: Band F
- Tenure:** We understand that the property is freehold and that vacant possession will be granted upon completion.
- Viewing:** Strictly by appointment with the Agent's Pickering office.

BUILDING PLOT

Kirklands was originally designed as part of a pair of properties; hence the double width plot is sits on. Outline Planning Permission has been granted which approves the renewal of the original planning permission; providing outline planning for a detached three bedroom bungalow set in generous grounds and with both a private driveway and parking.

Ryedale District Council reference; 17/00780/OUT

The plot is shown in the indicative plan below edged in red; Kirklands is marked in blue (exact dimensions to be confirmed).



These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

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