



**SPRINGFIELD, LEYBURN ROAD,
LITTLE CRAKEHALL, BEDALE, DL8 1JF**

**£525,000
FREEHOLD**

This spacious three double bedroom detached bungalow is located in the popular village of Little Crakehall, ideal for Bedale, Leyburn and the A1(M). The bungalow benefits from two reception rooms, 3 double bedrooms, 2 with ensembles and a family bathroom. The rear garden is approx 0.23 acres a great size, split into three distinct areas, with patio for sitting out, attractive lawns, a vegetable garden and there are lovely views over open countryside to the rear.

NORMAN F. BROWN

Est. 1967

SPRINGFIELD, LEYBURN ROAD,

• 3 Double Bedrooms • Spacious Detached Bungalow • 2 Ensuites & A Family Bathroom • Close To Bedale, Leyburn And The A1(M) • Lovely Garden With Attractive Views Over Open Countryside To The Rear • Popular Village Location • Ample Off Street Parking To The Front • Oil Fired Central Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This spacious and well presented bungalow offers a great layout and lovely gardens and is located in a popular village ideal for Bedale, Leyburn and the A1(M).

The property opens into a central hallway which has a useful storage cupboard all shelved out plus further built in cupboards for coats and shoes off the utility room and a loft hatch with drop down ladder provides access to the partially boarded loft. The sitting room is a light and airy room with a multi fuel stove set into an inglenook with stone hearth and surround, there are also French doors opening out to the rear garden. The kitchen is to the rear of the property and comprises of a range of wall and base units with a worktop over having tiled splashbacks and a one and a half bowl sink with a draining board. There are built in appliances including a four-ring electric hob with an extractor hood over and an electric oven and grill. There are spaces for a tall fridge/freezer and dishwasher and a door opens into the Conservatory which is a great space for entertaining and opens to the rear garden.

The dining room is nicely positioned across the hall from the kitchen and is a great room for entertaining friends and family with space for a large dining table and chairs plus a dresser etc. The main bathroom comprises of a panelled bath, push flush WC and a pedestal mounted washbasin, with an airing cupboard for even more storage (previously was a shower cubicle) and has tiled floor and walls. Bedroom one is just next to the bathroom and is a great double bedroom with built-in wardrobes, a loft hatch and an airing cupboard with central heating pressurises system. The utility room is to the front and has wall and base units, spaces for a washing machine and dryer and there is a single sink with drainer too. A stable style side door leads to the rear garden and a gate to the driveway at the front.

Continuing down the hall is bedroom 2, another good size double with built-in wardrobes and a chest of drawers and it has a wet room consisting of shower, low-level WC and a pedestal mounted washbasin. Bedroom three is another great double with views over the rear garden and fields beyond, with built-in wardrobes and also having an ensuite comprising of of a corner shower, pedestal mounted washbasin, panelled bath and a push flush WC.

To the front of the property there is a substantial driveway providing off street parking with a walled boundary and gated access to the rear garden to the sides of the bungalow.

The private rear garden is split into three distinct areas. A patio area off the conservatory is great for entertaining or simply sitting out, with a pond and water feature overlooking a lawn, with mature plants to the borders. There are three double external power points, and garden taps and walled and fenced boundaries. A pergola leads through to a second area which is lawned with a vegetable garden, including raised beds with timber edging, a greenhouse, two potting sheds and two purpose built dog kennels. A gate leads through to a third area which again has raised beds and is mainly lawned with two apple trees and a further potting style shed and there are mature shrub and tree borders all enclosed by fenced boundaries.

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 Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Extensions/Additions: Ground Floor To Rear & Conservatory

Planning Permission Required Yes Granted Yes
(07/00633/FUL) & (07/02482/FUL)

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

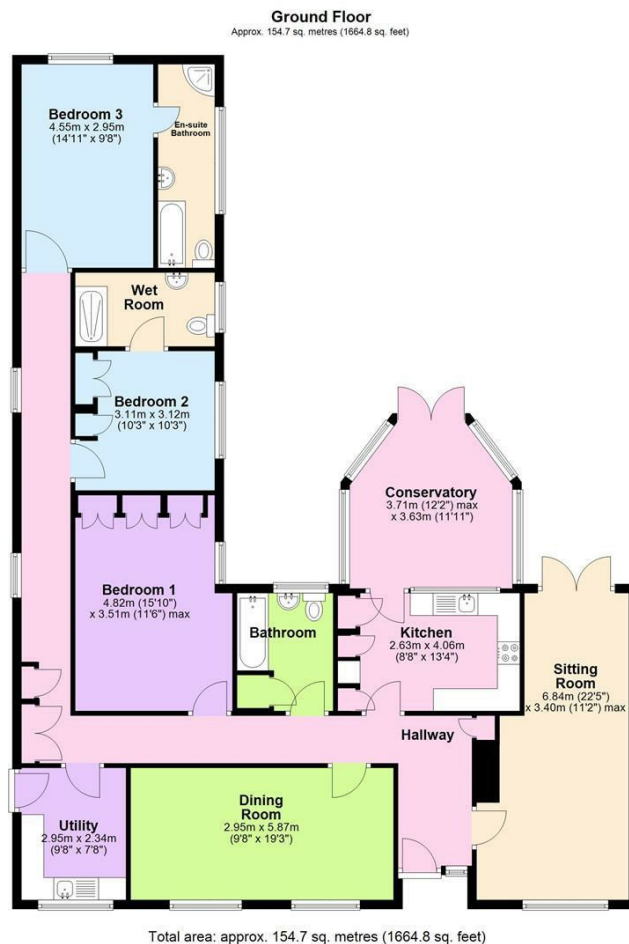
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1664.80 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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