



## MOORSTYLE, HACKFORTH ROAD, LITTLE CRAKEHALL, DL8 1HY

**£395,000**  
**FREEHOLD**

A contemporary four bedroomed detached home with an excellent layout, perfect for modern lifestyles. Located in a popular village, ideal for Bedale, Leyburn and Richmond with junction 51 of the A1(M) also close by for commuters, it also benefits from a contemporary style, Air Source Heat Pump, an enclosed garden and a double driveway and garage.

**NORMAN F. BROWN**

Est. 1967

## MOORSTYLE, HACKFORTH ROAD,

- Four Bedrooms • Detached House • Popular Village Location • Ideal For Bedale, Leyburn, Richmond & Junction 51 Of The A1(M) • Off Street Parking & Garage • Enclosed Garden • Air Source Heat Pump • Great Layout With Contemporary Style • Video Viewing Tour Available • Enquire Today For Your Personal Viewing



### Description

Built in 2018 this attractive stone built home will suit a variety of lifestyles due to the excellent layout, contemporary style and bright and airy feel throughout. The property is heated by an energy efficient Mitsubishi Ecodan air source heat pump, providing underfloor heating to the ground floor, radiators to the first floor and hot water.

On entering the property the hallway opens to the sitting room and dining kitchen and has a downstairs WC off with a clever space for coats and shoes to be left plus stairs up to the first floor with a useful storage cupboard underneath, which incorporates the underfloor heating manifold. The sitting room has a triple aspect contemporary bay window with a Luxaflex blind, an Aga multi fuel stove set into an inglenook style fireplace on a stone hearth. The dining kitchen is a great space for entertaining or for families to be together and with a glazed door with matching side panel windows links the garden to the house.

The kitchen itself has a range of shaker style wall and base units with a work surface over having a matching upstand. The appliances include an electric oven and integrated microwave/grill above, a four ring ceramic hob with an extractor hood over and glass splashback and an integrated fridge freezer and dishwasher.

The dining area also has a door through to a separate utility room where there is a further range of wall and base units with a work surface over, inbuilt stainless steel sink with drainer and underneath are spaces for a washing machine and tumble dryer and with rear access to the garden.

To the first floor the spacious landing opens to all four bedrooms and the house bathroom and provides access to the loft space via a hatch and there is an airing cupboard

too.

The main bedroom is to the rear of the house and has a glazed door, windows to each side with Luxaflex blinds and Juliet balcony having a pleasant outlook over the rear garden. The ensuite has a step-in shower with screens and fixed and handheld shower heads plus a pedestal mounted washbasin and low level WC. The walls are mainly tiled and there is a ladder style towel rail.

Bedroom two is to the front of the house and is an excellent double bedroom with bedrooms three and four both being good single bedrooms which could also be used as an at home study or workspace, ideal for working from home.

The family bathroom has a panelled bath with a fixed shower over, a low level WC and pedestal mounted washbasin with a ladder style heated towel rail, partially tiled walls and tiled flooring.

Outside and to the rear is a tarmac driveway providing off street parking leading to a detached garage, which has an up and over door, light and power points and the loft space has been partially boarded for extra storage. The private garden is enclosed by a fenced boundary and has a sun terrace overlooking the lawned garden with steps up to a substantial decked area, ideal for entertaining or children to play, including a sunken trampoline and there is further storage by way of a garden shed, plus log store to the side.

### 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 – E

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

Community Charge: £248.85 for 2025

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Air Source Heat Pump

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

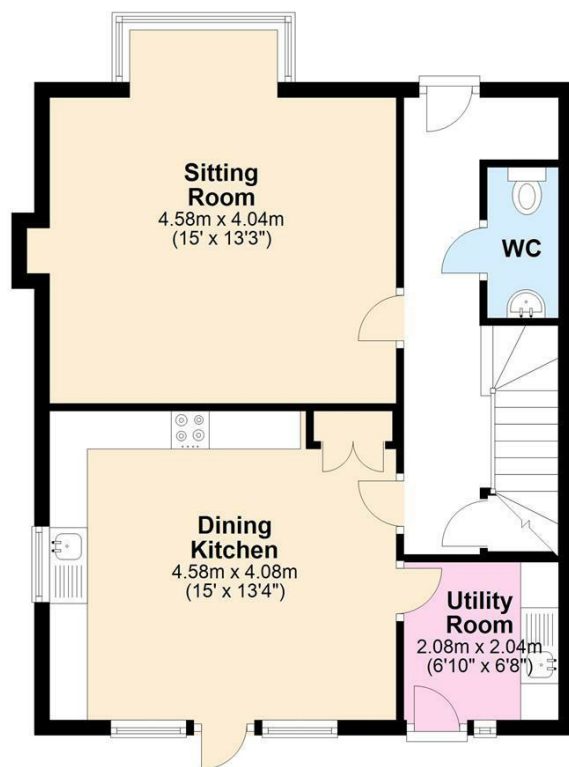
Has the property ever suffered a flood in the last 5 years –  
No

Restrictive Covenants: Not Known

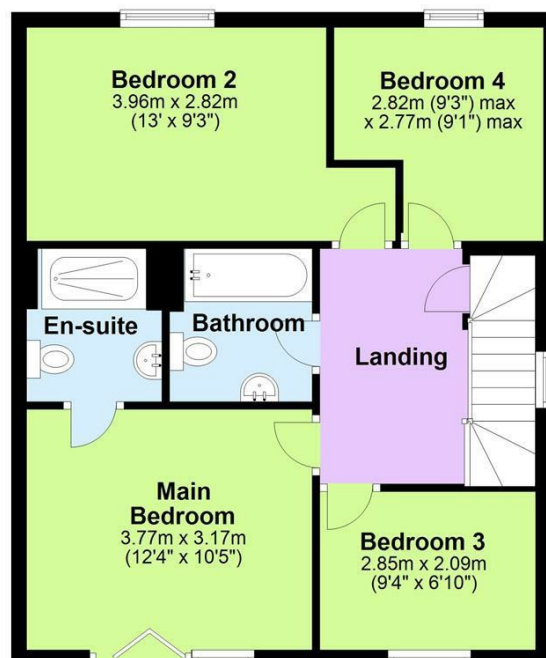
## MOORSTYLE, HACKFORTH ROAD,



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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