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"For Sales In The Dales"



Moorestones, Hawes

- Detached Newly Built Bungalow
- Quiet, Central Location In Popular Town
- 2 Double Bedrooms
- Open Plan Living Kitchen
Modern Bathroom
- Air Source Heating & Solar Panels
- Double Glazed Windows
- Patio Garden & Stone Shed
- Ample Parking
- Section 106 Local Occupancy Clause

Postcode: **DL8 3QT**

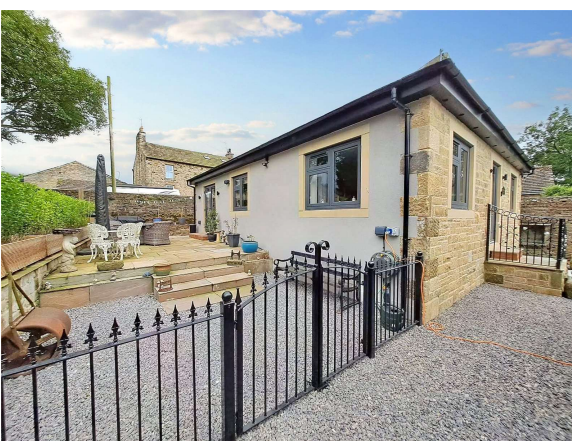
Tenure: **Freehold**

Council Tax Band: **B**

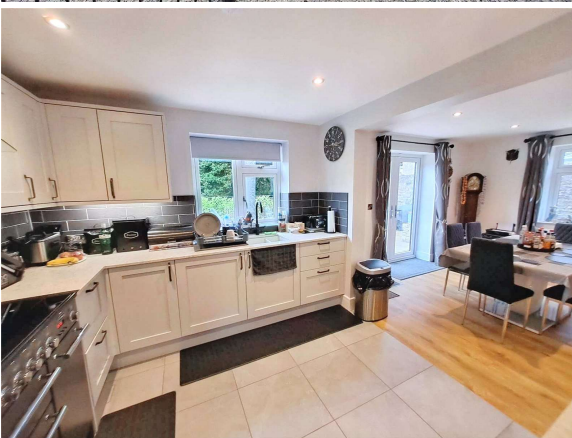
Energy Efficiency Band: **B**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £325,000



Moorestones is an immaculate, newly built and detached bungalow, situated in a quiet location within the market town of Hawes, in Upper Wensleydale. Hawes has a good range of shops, restaurants, tea rooms & pubs. It is an active community with a primary school, medical centre, Church and a weekly outdoor market. The renowned scenery and walks make this a busy town all throughout the year, popular with local residents and visitors alike. It is famous for the Wensleydale Creamery, a major employer in the town, which produces award winning Wensleydale cheeses.



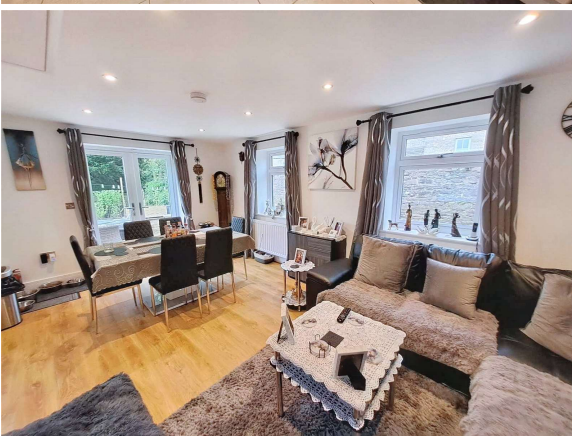
This newly built bungalow was completed by the current owner, in Spring 2023. The accommodation has been thoughtfully laid out, offering well apportioned rooms. The light entrance hallway leads to the two double bedrooms, one of which has ensuite access to the modern house bathroom., which also benefits from a Jack and Jill door. There is a contemporary kitchen, which opens up the living dining room.



The property benefits from 8 solar panels and has air source heating making this property extremely energy efficient. The attic space has been fully boarded and provides an excellent storage area, which can be accessed via the hallway, living diner and bedroom 2.

Externally, a gravelled pathway flanks the bungalow and also provides ample parking. There is a low maintenance stone flagged patio area to the side, along with a useful stone built shed, with power and light.

Moorestones is a superb retirement or family home in a quiet yet accessible location close to the town centre.



Entrance Hallway Light hallway. Fitted carpet. Underfloor heating. Loft hatch, with drop down ladder, to large boarded loft. Storage cupboard, housing hot water cylinder.

Bedroom One 9'9" x 12'4" (2.97m x 3.76m). Good double bedroom. Fitted carpet with underfloor heating. Radiator. TV point. Window to front.

Jack & Jill Bathroom 9'7" x 7'5" (2.92m x 2.26m). Lovely modern suite. Tiled floor with underfloor heating and partly tiled walls. Corner bath. Shower. WC. Wash basin. Heated towel rail. Airing cupboard. Jack and Jill door to hallway. Frosted window to side.

Bedroom Two 10'2" x 10'6" (3.1m x 3.2m). Good double bedroom. Fitted carpet with underfloor heating. Radiator. TV point. Windows to front and side.



Kitchen 10'10" x 9'5" (3.3m x 2.87m). Lovely modern kitchen. Tiled floor with under floor heating. Range of wall and base units. Electric double Rangemaster oven with ceramic hob. Belfast sink. Integrated fridge and freezer. Wine chiller. Integrated washing machine. Window to side. Open to dining room and lounge.

Dining Room & Lounge 17'10" x 10'9" (5.44m x 3.28m). Laminate flooring with underfloor heating. TV point. Loft hatch with drop down ladder, to large boarded loft. Radiator. 2 Windows to rear. Double patio doors to side.

Outside Gravelled pathway flanking the bungalow, with a low maintenance flagged patio area and gravelled parking area.

Stone store Useful stone store with power and light. Insulated and dry, with lockable UPVC door.

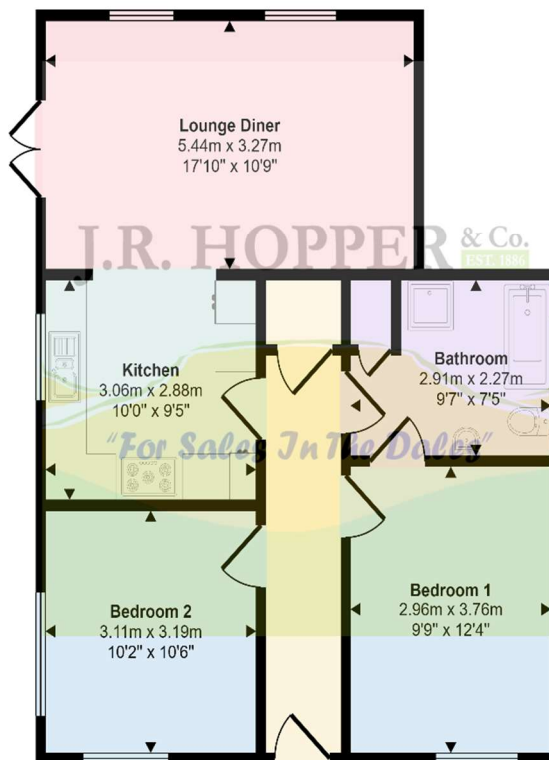
AGENTS NOTES The neighbouring property, Ings House has access for maintenance over gravelled area.
Solar panels heat hot water and contribute to air source heating. Feed in tariff returned to grid.

The property also has a Section 106 local occupancy restriction.



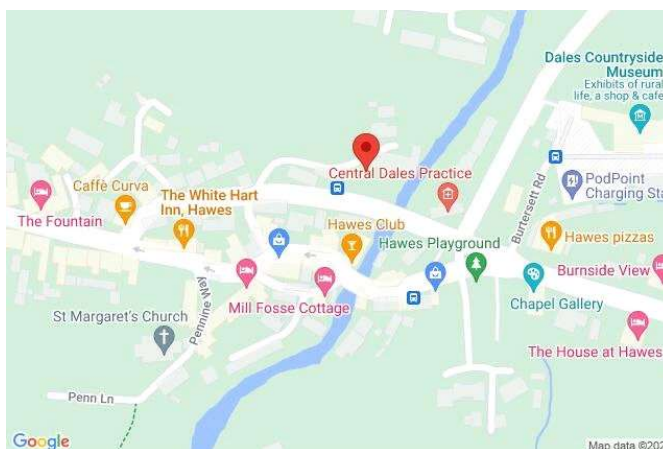


Approx Gross Internal Area
65 sq m / 698 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	81	87
EU Directive 2002/91/EC		

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.