



## ‘Pennystone’ Hackforth

Offers in The Region of £345,000

Centrally positioned in this highly regarded and conveniently positioned village, Pennystone is a generous three bedroomed detached bungalow with an open countryside aspect. The layout comprises an open plan living area, a modern kitchen, a study, a conservatory, two double bedrooms and a shower room. Externally there is driveway parking, a garage and a neat garden with open countryside views. Being offered to the market CHAIN FREE, an early inspection is strongly advised.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF



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## **Entrance Hall:**

Accessed through a part glazed upvc door with a glazed side panel, the hallway has an airing cupboard and loft access.

## **Living Room:**

An open plan, dual aspect room with upvc double glazed windows to the front and rear of the property.



The room provides ample space for a relaxed seating area and for dining. There is a TV point and dado rails.



## **Study/Bedroom:**

An additional room which is currently a home office but could also be an additional bedroom if required. It has a upvc double glazed window with open aspect views.

## **Kitchen:**

Fitted with a generous range of wall and base units with complimenting countertops. Integrated into the units are an electric oven and a hob with an extractor over. There is a fridge freezer, a washing machine, a door to the conservatory and a upvc double glazed window with open countryside views.



## **Conservatory:**

A upvc double glazed conservatory making an excellent space for relaxing and enjoying the garden and open views beyond. A sliding door gives access to the garden.



## **Bedroom:**

A double bedroom with free standing wardrobes and a upvc double glazed window to the front of the property.



### **Bedroom:**

A double bedroom with a range of fitted furniture and a upvc double glazed window with open views.



### **Shower Room:**

Having a large shower enclosure with a dual headed shower, a WC and a wash hand basin.



### **External**

The property sits back from the road in an elevated position behind a lawned garden and a block paved driveway providing off street parking.

The Garage has an electric door, power, light and a window.

The well tended rear garden borders open countryside. It is mainly lawned and has a patio seating area making the perfect space for enjoying the views!



### **Additional Information**

The postcode is DL8 1NR and the Council Tax Band is D.

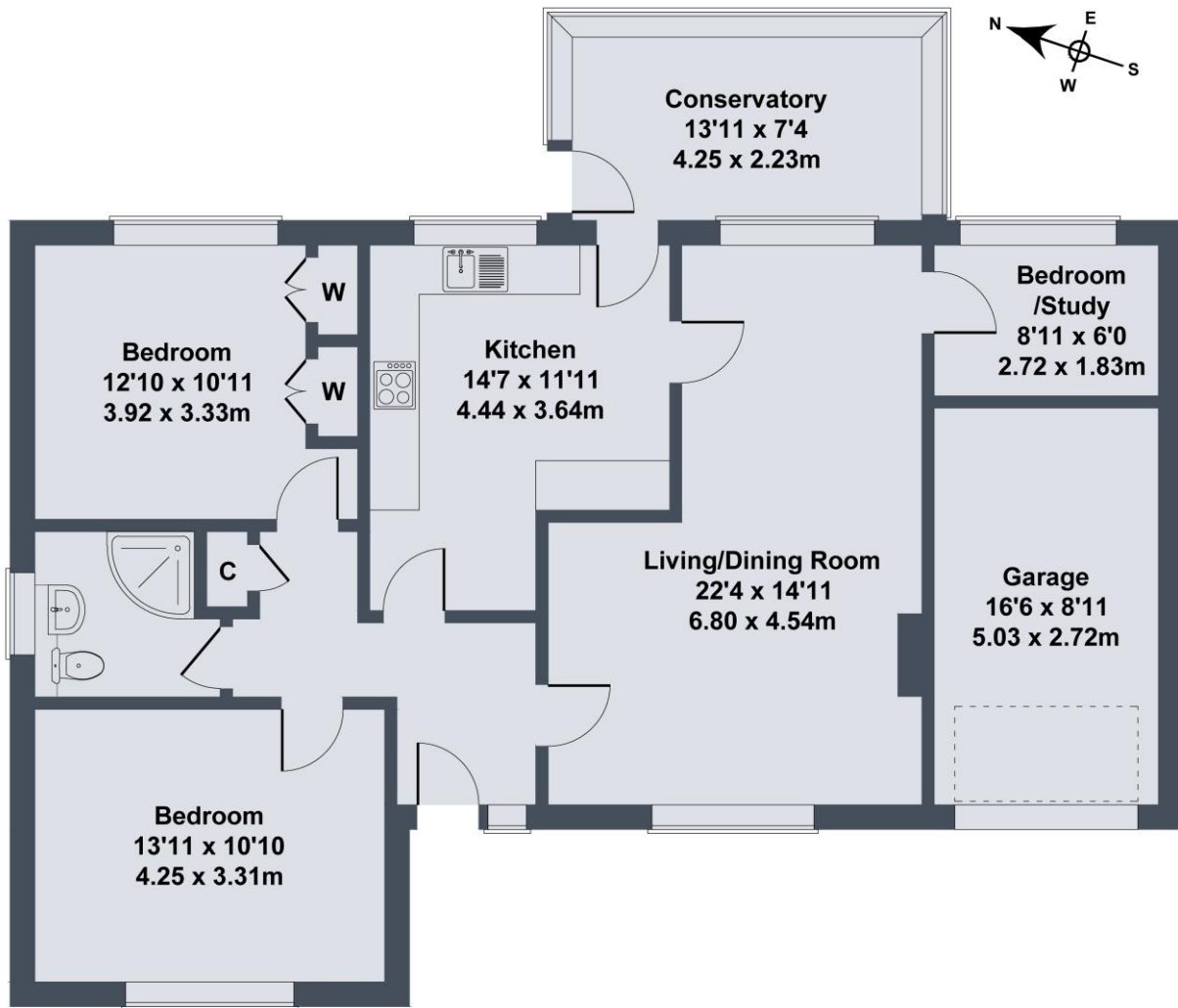
The property has electric heating but also has the potential for an oil fired central heating system as there is an oil tank and plumbing for radiators.

The drainage is via a septic tank.





**Pennystone, Hackforth, DL8 1NR**



**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.