

JASMINE HOUSE, CHURCH WYND, BURNESTON, BEDALE O.I.R.O £595,000







# Church Wynd

Bedale, DL8 2JE

4 BEDROOM FAMILY HOME WITH CIRCA 1.2 ACRE PADDOCK AND GARDENS.

JASMINE HOUSE IS IN THE POPULAR VILLAGE OF BURNESTON, CLOSE TO A1

AND BEDALE WITH HIGH SCHOOL AND SOUGHT AFTER BURNESTON

PRIMARY SCHOOL. THIS IS A MUST SEE PROPERTY DECORATED TO A HIGH

STANDARD AND READY TO MOVE INTO.

- 1.2 ACRE PADDOCK
- DETACHED GARAGE
- OIL FIRED CENTRAL HEATING
  - OFF STREET PARKING

- OFFICE / SNUG
- OWNED SOLAR PANELS
  - EPC RATING B
- EN-SUITE TO MASTER

#### ENTRANCE HALL

TRADITIONAL TILED FLOOR, CEILING LIGHT POINT, STAIRS TO FIRST FLOOR, RADIATOR

#### WC

FULLY TILED, DUO FLUSH WC, CEILING LIGHT POINT.

#### OFFICE/SNUC

CEILING LIGHT POINT, RADIATOR AND CLOAKS HANGING SPACE

#### SITTING ROOI

RECESSED FEATURE FIREPLACE WITH STONE MANTLE HOUSING A WOOD BURNER, CEILING LIGHT SPOTS, 2 X DOUBLE RADIATORS, TV POINT AND DOORS OUT TO THE REAR GARDEN.

#### **DINING ROOF**

SOLID WOOD FLOORING, CAST IRON FIRE AND OPEN GRATE, CEILING LIGHT SPOTS WITH A SPACE TO HAVE A OFFICE AREA IDEAL FOR HYBRID WORKERS AND A PANTRY CONTAINING LIGHTS AND LOTS OF SHELVING.

#### KITCHEN

MODERN RANGE OF BASE AND WALL UNITS WITH WOOD WORK SURFACE, 4 RING ZANUSSI HOB AND OVEN WITH INTERGRATED MICROWAVE, ONE AND HALF SINK AND DRAINER WITH MIXER TAP, SPLASH BACK, CEILING LIGHT SPOTS AND SPACE FOR LARDER FRIDGE

#### UTILITY ROOF

WOODERN WORK SURFACE WITH SPACE FOR WASHING MACHINE, CEILING LIGHT POINT, FLOOR MOUNTED WORCESTER BOSCH OIL BOILER , RECESS SHELF AREA AND WINDOW.

#### UPPER LANDIN

VERY LARGE OPEN LANDING GIVING SPACE FOR READING AREA/OFFICE SPACE / LIBRARY, CEILING LIGHT POINT X 2, DOUBLE RADIATOR AND CUPBOARD SPACE.

#### MASTER BEDROOI

RADIATOR, CEILING LIGHT SPOTS, SLIDING DOORS OUT ONTO BALCONY AREA WITH FANTASTIC VIEWS OVER THE GARDENS AND LAND.

#### MASTER EN-SU

FULLY TILED CUBICLE WITH SHOWER, WHITE CURVED EDGE BATH, WASH BASIN AND WC, CEILING LIGHT SPOTS, SHAVER SOCKET, MIRROR FRONTED CABINET, TOWEL RAIL AND EYTRACTOR FAN

#### NNER HALL

 $\mbox{ACCESS TO BEDROOM 2, FAMILY BATHROOM, BEDROOM 4 AND BEDROOM 3, AIRING CUPBOARD SPACE.} \label{eq:access}$ 

#### BEDROOM 2

CEILING LIGHT POINT AND RADIATOR

### BEDROOM3

CEILING LIGHT SPOTS, RADIATOR AND 2 X WARDROBES

#### BEDROOM 4

BUILT IN BASE WITH DRAWERS, WARDROBE, CEILING LIGHT POINT AND SLIMLINE RADIATOR

#### FAMILY BATHROOM

WOODERN FLOORING, BATH, TRITON JADE 3 SHOWER, WC AND WASH BASIN. SHAVER SOCKET. CEILING LIGHT POINT AND EXTRACTOR FAN.

#### DETACHED GARAGE

ROLLER DOOR, MAINS POWER AND UPVC WINDOW WITH WOOD SIDE DOOR.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

SERVICES - MAINS, WATER, ELECTRIC & DRAINAGE

NYCCTAX BAND - F

EPC - B













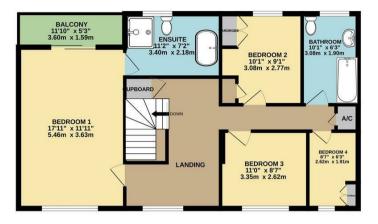


Call us to arrange a viewing on 01609 771959

GROUND FLOOR 813 sq.ft. (75.6 sq.m.) approx.

# 1ST FLOOR 772 sq.ft. (71.7 sq.m.) approx.













## JASMINE HOUSE, CHURCH WYND, BURNESTON, BEDALE. DL8 2JE

TOTAL FLOOR AREA: 1585 sq.ft. (147.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- · These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- · These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- · All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- · We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information. In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk





