

## ORCHARD CROFT

Leyburn Road, Hunton, Bedale, DL8 1QL

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



A modern detached bungalow providing spacious accommodation in the popular village of Hunton.

**Accommodation includes:-**

- Entrance hall, open plan living room with dining area, kitchen, 3 double bedrooms, study/bedroom 4, ensuite shower room & main bathroom.
- Landscaped gardens front & rear.
- Good sized garage & driveway providing ample parking.
- Oil fired central heating & double glazing throughout

GUIDE PRICE

**£465,000**

## SITUATION

Orchard Croft is located on the western edge of the ever popular village of Hunton. The property is located on Leyburn Road within a row of detached bungalows, all built on spacious plots.

Hunton is a picturesque and sought-after village at the foot of Wensleydale. It is noted for its attractive centre with playing fields, primary school, public house and village hall facilities. The village is situated almost equidistant from the Yorkshire Dales National Park and the A1 (M). The thriving market towns of Leyburn (5 miles), Bedale (6.5 miles) and Richmond (6.5 miles) are all within close proximity and have weekly markets, several hotels, restaurants, public houses and many speciality shops. There are secondary schools in Leyburn, Bedale and Richmond, with private education in nearby Newton-le-Willows (Aysgarth Preparatory School) as well as Queen Mary's School, Sedbergh and Barnard Castle School. The A1(M) is within good reach following the A1(M) upgrade with an access point at Colburn around 6 miles away. The nearest train station is at Northallerton (about 14 miles) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Teesside International Airport only 25 miles away.

## DESCRIPTION

A modern detached bungalow which has been extended to provide spacious accommodation within a rural but readily accessible location. The property is set within a good sized plot and backs on to open countryside. The accommodation provides for a comfortable 3/4 bedroom family home which benefits from oil fired central heating and double glazed windows and doors throughout. The main bathroom has recently been replaced together with a new oil boiler.

Outside, there is a good sized garage, tarmac driveway providing ample off-road parking and a small lawned area to the front and to the rear there is a fully enclosed landscaped garden with lawn, patio/seating area, timber shed and greenhouse.

### Accommodation

The accommodation is arranged over one floor and comprises:-

**Covered Entrance Arch** to double glazed front door (timber).



### Entrance Hall

With cloakroom cupboard, central heating programmer on wall, radiator, oak laminate flooring, smoke alarm, downlights, central heating thermostat on wall and telephone point.

### Open Plan Living Room with Dining Area (6.76 m x 4.55 m)

With large upvc picture windows front and rear, multi-fuel stove set in recess on a flagstone hearth with timber mantel above, radiator, pendant light, TV point and fitted carpet. The dining area to the rear has a radiator, pendant light and fitted carpet. Door into:-

### Study/Bedroom 4 (2.77 m x 2.12 m)

With large upvc picture window, radiator, telephone point and fitted carpet.

### Kitchen (4.07 m x 3.72 m)

Kitchen with range of fitted wall and floor units in cream, dark laminate worktops, tiled splashbacks, Beko Range cooker in black with Belling chimney extractor above to match. 1½ bowl stainless steel sink with drainer, downlights in ceiling, plumbing for washing machine, radiator, tile effect vinyl flooring, large upvc picture window and double glazed timber door to rear garden.





**Passage** with loft hatch, oak laminate flooring, radiator, downlights and smoke alarm.

**Master Bedroom (6.28 m x 3.17 m)**

Double Bedroom with large upvc picture window, radiator, loft hatch, pendant light and fitted carpet.

**Ensuite Shower Room (2.09 m x 2.04 m)**

Fully tiled shower cubicle, W.C., pedestal basin, heated towel rail, extractor fan, downlights, upvc window, tiled flooring and underfloor heating.

**Bedroom 3 (3.30 m x 2.42 m)**

Double Bedroom with large upvc picture window, radiator, pendant light and fitted carpet.



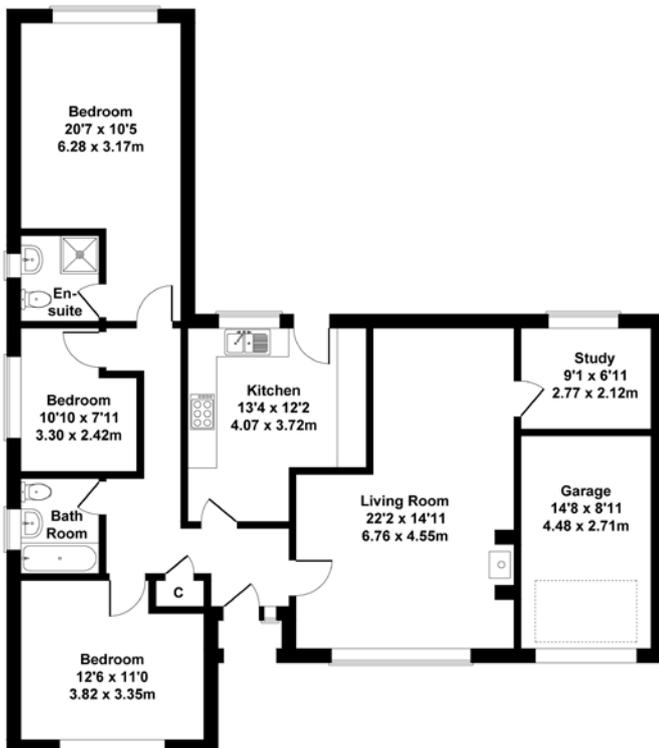
**Main Bathroom (2.06 m x 1.70 m)**

Bath with dual headed shower over and multi-panel wall finish. Combined W.C. and wash basin in vanity unit with cupboards, upvc window, heated towel rail, extractor fan, downlights and laminate effect flooring.

**Bedroom 2 (3.82 m x 3.35 m)**

Double Bedroom with large upvc picture window, radiator, pendant light and fitted carpet.

## FLOORPLANS



## OUTSIDE

### Garden

To the rear of the property there is a secure and private garden with raised lawn, flower borders, patio/seating area, timber shed and greenhouse. The rear garden can be accessed from the kitchen and there is pedestrian access to the eastern side of the property where the oil tank and bins are located. There is also a pedestrian access, front to rear on the western side. To the front of the property there is a lawn with flower borders behind a low level wall.

### Garage (4.48 m x 2.71 m) and Driveway

To the front of the property there is a tarmac driveway/parking area and there is a good sized garage with up and over doors, power and light which is accessed from outside.





## DIRECTIONS

From Leyburn Market Place head east on the A684 towards Bedale. After crossing the bridge at Constable Burton take the next left signposted for Hunton. Continue along Leyburn Road for one mile until you enter the village of Hunton. After approx. 200 metres the property is located on the left hand side.

## GENERAL REMARKS & STIPULATIONS

### Services

Mains electricity, water, drainage and telephone. Oil central heating.

### Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

### Tenure

The property is offered for sale freehold with vacant possession upon completion.

### Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

### Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

### Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

### Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

### Council Tax

The property falls into Band D for the purpose of Council Tax and is payable to North Yorkshire Council.

### Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

### Energy Rating

EER: D:55. A copy of the full Energy Performance Certificate is available upon request.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## John G Hills

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### IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

### Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

