



## 3 The Orchards | Beadlam

A well-appointed three bedroom detached bungalow located in the popular residential village of Beadlam. The property stands on a substantial corner plot with gardens to the front and driveway leading to the garage with workshop to the rear. The property is located approximately 3 miles from the historic market towns of Helmsley and Kirkbymoorside and approximately 29 miles from the City of York.

- Detached three bedroom bungalow situated on a delightful corner plot
- Living room, kitchen, dining room and dining area
- Wrap around gardens with attractive seating area
- Sought-after village location
- Three bedrooms, shower room and cloakroom
- Garage, workshop and greenhouses

**Guide Price £300,000**





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### ACCOMMODATION

#### ENTRANCE HALL

uPVC entrance door, radiator.

#### SITTING ROOM

19'2" x 11'10" (5.84m x 3.61m)

Front aspect uPVC double glazed bay window, gas fireplace on marble hearth with stone surround and mantelpiece, double radiator.

#### DINING ROOM

12'4" x 8'10" (3.76m x 2.69m)

uPVC double glazed doors to rear lobby, 2 no. roof lights.

#### KITCHEN

12'4" x 9'9" plus 8'6" x 5'11" (3.76m x 2.97m plus 2.59m x 1.80m)

Side and rear aspect uPVC double glazed windows, range of fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer tap over, dishwasher, Rangemaster gas cooker with cooker hood. Dining area.

#### BEDROOM 1

13'3" x 10'10" (4.04m x 3.30m)

Front aspect uPVC double glazed window, double radiator.

#### BEDROOM 2

13'3" x 10'1" (4.04m x 3.07m)

Side aspect uPVC double glazed window, single radiator.

#### BEDROOM 3

8'11" x 8'10" (2.72m x 2.69m)

Rear aspect uPVC double glazed window, built-in cupboard, single radiator.

#### SHOWER ROOM

9'2" x 5'8" (2.79m x 1.73m)

Rear aspect uPVC double glazed window, wall length shower cubicle with chrome fittings and glazed screen, low flush wc and wash hand basin into vanity unit, single radiator.

#### CLOAKROOM / UTILITY ROOM

12'1" x 7'11" (3.68m x 2.41m)

Rear and side aspect uPVC double glazed windows, wc and wash hand basin. plumbing for washing machine.





### CONSERVATORY

12'1" x 7'11" (3.68m x 2.41m)

Door to rear outside.

### OUTSIDE

The property stands on a substantial corner plot with lawned gardens to the front with herbaceous borders. A tarmac driveway leads to a garage with workshop to the rear. The property boasts wrap around mature gardens to the side and rear with patio and attractive seating area, herbaceous borders, lawned gardens, two greenhouses and timber garden shed.

### GARAGE AND SEPARATE WORKSHOP

17'3" x 8'3" plus 17'5" x 8'3" (5.26m x 2.51m plus 5.31m x 2.51m)

With up and over door to the front of the garage. Both with power and light.

### SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### TENURE

We understand to be freehold with vacant possession upon completion.

### VIEWINGS

Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232.

### COUNCIL TAX BAND

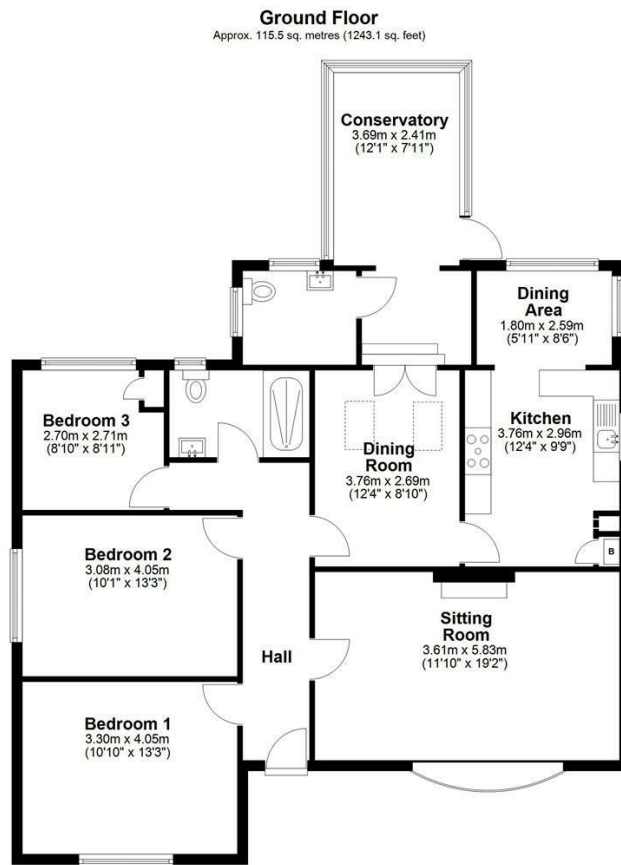
We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

### ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Helmsley Office.



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## COUNCIL TAX BAND

E

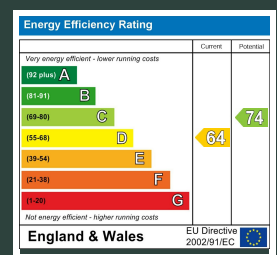
## ENERGY PERFORMANCE RATING

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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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**BC**  
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