



SPRING BECK

BLEWHOUSE LANE, FINGHALL, DL8 5NP

£385,000

FREEHOLD

A Well Presented Spacious Semi Detached Bungalow with lovely gardens within this desirable Wensleydale village. Entrance Porch, Hall, Lounge, Kitchen/Dining Room, Utility Room, 2 Double Bedrooms, Garden Room/Bedroom 3, Shower Room/WC, Integral Garage, Driveway, Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER E46.

NORMAN F. BROWN

Est. 1967

SPRING BECK

- SUPERB 2/3 BEDROOM BUNGALOW • LOVELY VILLAGE SETTING • WELL PRESENTED • SPACIOUS • GARAGE AND AMPLE PARKING • GLORIOUS GARDENS • OIL CENTRAL HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Well Presented Spacious Semi Detached Bungalow with lovely gardens within this desirable Wensleydale village. Entrance Porch, Hall, Lounge, Kitchen/Dining Room, Utility Room, 2 Double Bedrooms, Garden Room/Bedroom 3, Shower Room/WC, Integral Garage, Driveway, Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER E46.

ENTRANCE PORCH

Tiled floor, part exposed stone walls, coat racks. Double glazed entrance door to front. Double glazed door to Hall. Double glazed windows to Hall and Kitchen.

HALL

Wall light, coving, radiator, telephone point, cloak cupboard, large drop down loft hatch with fold down ladder, access to boarded loft space with light. Doors to Lounge, Kitchen/Dining Room, Bedrooms 1 and 2 and Shower Room/WC. Double glazed door to Entrance Porch. Double glazed window to Entrance Porch.

LOUNGE

Wood burning stove with marble surround, television point, radiator. Double glazed windows to front and side. Door to Hall.

BEDROOM 1

Radiator. Double glazed window to front. Door to Hall.

BEDROOM 2

Radiator. Double glazed window to rear. Door to Hall.

SHOWER ROOM/WC

Fully tiled walls, hand basin in vanity unit with storage cupboards, corner shower cubicle, extractor fan, low level WC, wall mirror, ceiling halogens, heated towel ladder, aquaboard panelled ceiling. Door to Hall.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and half bowl sink unit with mixer tap, oak worktops, cream cupboards and drawers, built in electric oven and ceramic hob with extractor over, fridge/freezer space, ceiling LED spotlights, radiator, wood effect laminate floor. Double glazed window to rear. Double glazed patio doors to Rear Garden. Doors to Hall and Utility Room. Double glazed window to Entrance Porch.

UTILITY ROOM

Laminate work surface, stainless steel single drainer sink unit, base and eye level cupboards, plumbing for washing machine, plumbing for dishwasher. Single glazed stable entrance door to Rear Garden. Door to Kitchen. Doors to Garage, Kitchen/Dining Room and Garden Room/Bedroom 3.

GARDEN ROOM/BEDROOM 3

JOTUL wood burning stove with stone hearth, ceiling spotlights, wall lights, radiator. Double glazed window to front. Double glazed patio doors to Rear Garden. Three double glazed roof windows. Door to Utility Room.

GARAGE

Tumble dryer space, freezer space, work bench, shelving, cold water tap, electric meter, light and power sockets. Up and over door to front. Door to Utility Room.

OUTSIDE

FRONT GARDEN

Lawn, well stocked herbaceous borders, concealed oil tank, security lighting, tarmac driveway with turning circle providing ample parking. The entrance to the property's driveway is shared with the neighbouring property 'Dashwood'.

PRIVATE REAR GARDEN

Lawn, well stocked herbaceous borders, ornamental trees, cold water tap, container oil fired boiler, security lights, cedar green house 8'0" x 10'0" with power connected and automatic vents, timber garden shed, timber summerhouse, patio area.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 154052.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18606748

Particulars Prepared – April 2024.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the

guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band D

Viewings – By Appointment Only

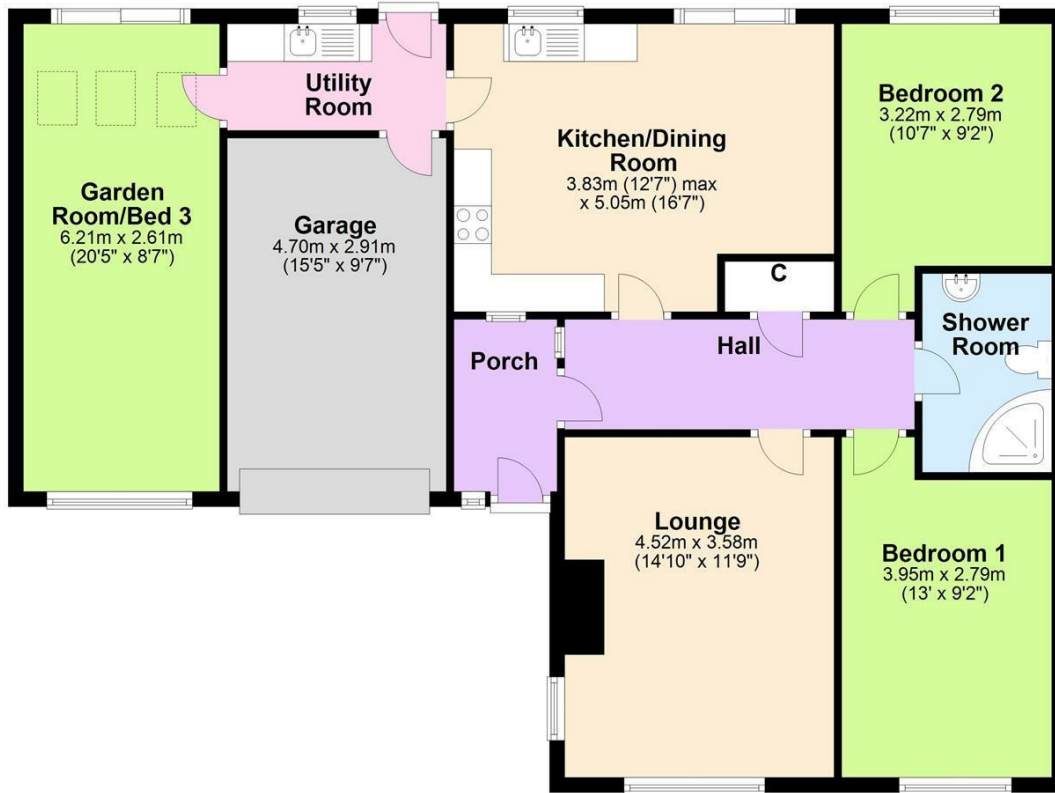
Floor Area – sq ft

Tenure – Freehold



Ground Floor

Approx. 108.0 sq. metres (1162.6 sq. feet)



Total area: approx. 108.0 sq. metres (1162.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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