

*8 Wyville Grove, Hunton, Bedale, DL8 1QQ*  
*Price £325,000*



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Welcome to this charming semi-detached house located in the picturesque Wyville Grove, Hunton, Bedale. This property boasts a spacious interior with two generous reception rooms, three cosy bedrooms, and a well-appointed bathroom.

Situated in a peaceful cul de sac, this home offers not only tranquillity but also stunning views of the surrounding area. The multi-car driveway and detached double garage provide ample parking space for multiple vehicles, making it convenient for both residents and guests.

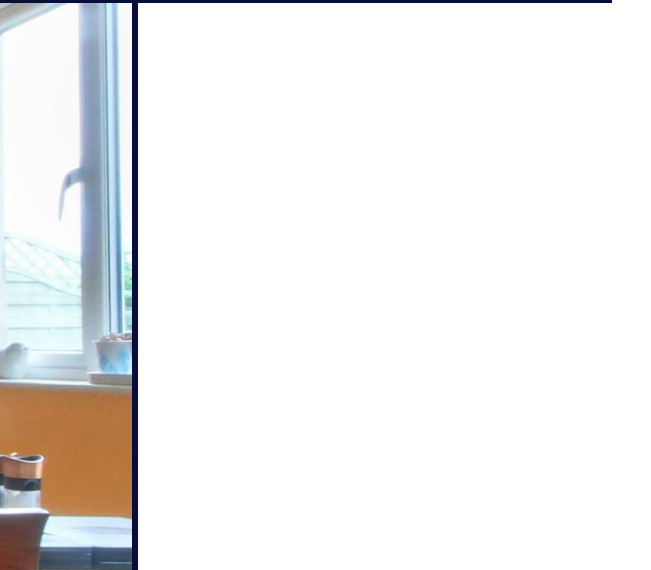
Whether you're looking to relax indoors or enjoy the outdoors in the pretty, South facing garden, the spacious property and surroundings offer a perfect blend of comfort and practicality. Don't miss the opportunity to make this delightful house your new home.

Hunton is a picturesque village at the foot of Wensleydale with attractive playing fields, and an active community. The village has a lovely village pub The Countryman's Inn, Hunton and Arrathorne Community Primary School and its Village Hall, Situated almost centrally to some of the best Market Towns in the area :- Leyburn (5 miles), Bedale (6.5 miles) and Richmond (6.5 miles) all have weekly markets, several hotels, restaurants, public houses and local speciality shops.

Schooling is available 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. Making this a wonderful place for families to live and grow

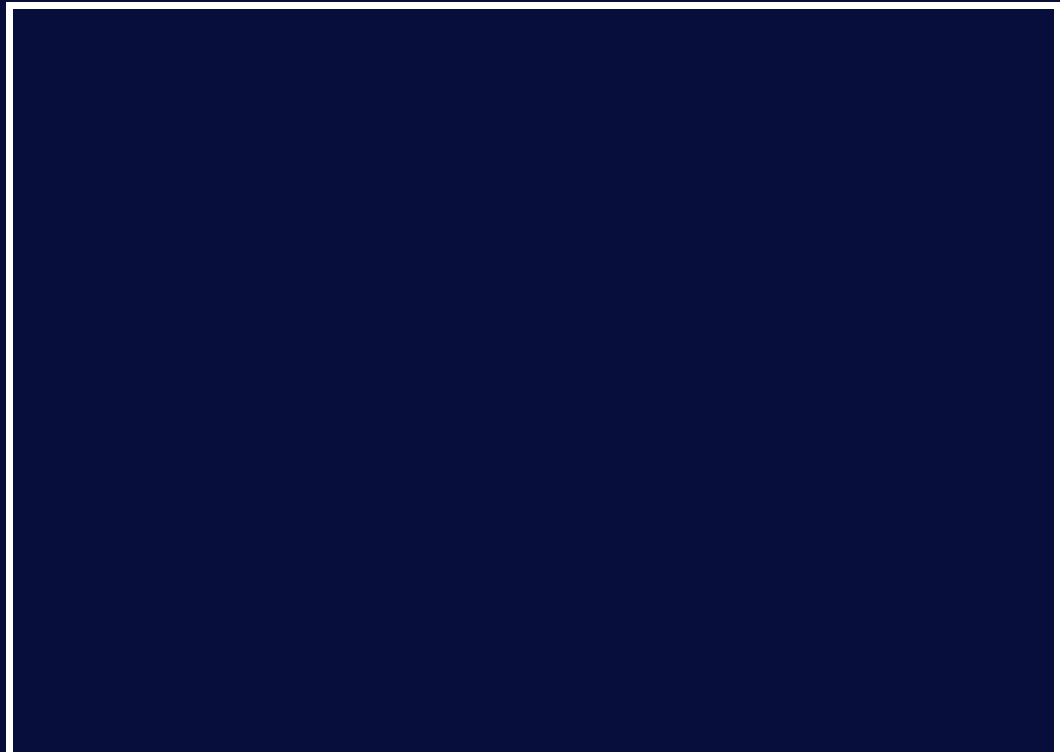


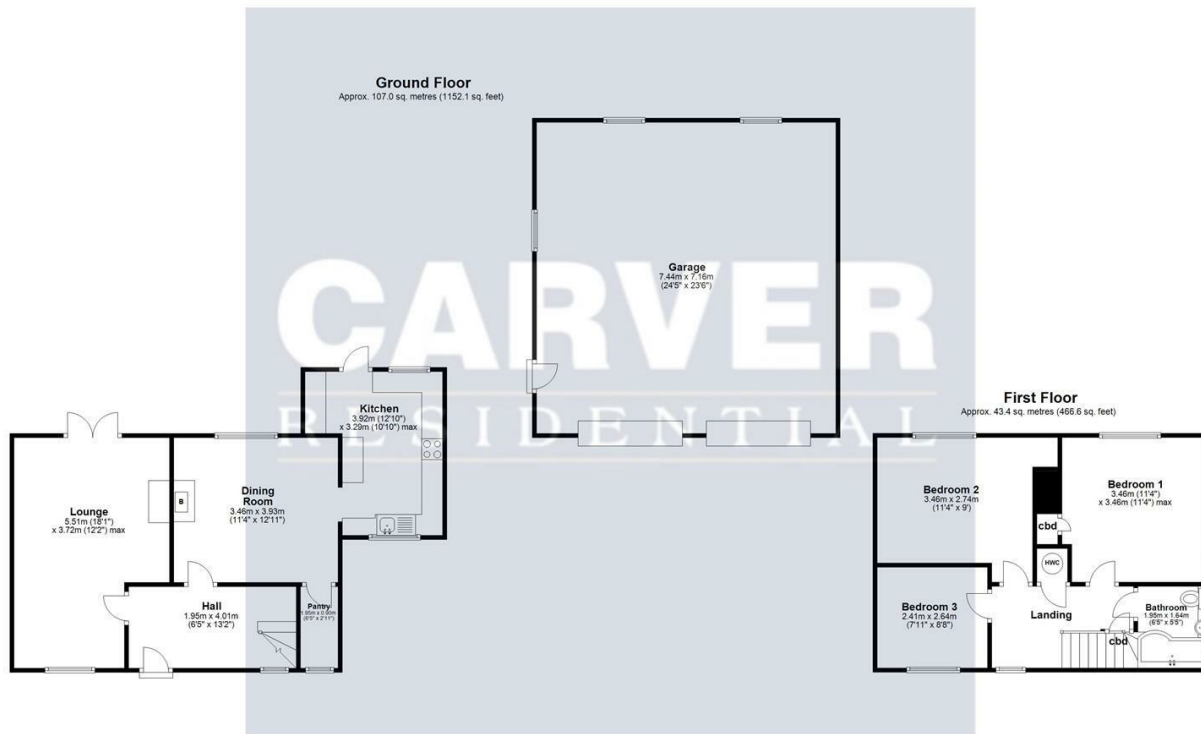












Total area: approx. 150.4 sq. metres (1618.7 sq. feet)  
 Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.  
 Plan produced using PlanUp.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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