



## 8 CORONATION ROAD

BEDALE, DL8 1HZ

**£375,000**  
**FREEHOLD**

An excellent four bedroom detached home located in the popular village of Little Crakehall, ideal for Bedale, Leyburn and Richmond with Junction 51 of the A1(M) also close by. The house itself offers spacious and bright accommodation with a flexible layout and private enclosed garden with other benefits including, solar panels, an electric heating system and off street parking.

**NORMAN F. BROWN**

Est. 1967

# 8 CORONATION ROAD

- Four Bedrooms • Detached Home • Popular Village Position • Close to Bedale, Leyburn, Richmond & Junction 51 Of The A1(M) • Private Rear Garden • Solar Panels & An Electric Heating System • Off Street Parking • Spacious Accommodation & A Flexible Layout • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This great detached home is located in the popular village of Little Crakehall, ideal for Bedale, Richmond or Leyburn.

The property opens into a central hallway with a clever built in study area under the stairs currently used for gaming. The sitting room is spacious and bright with contemporary wood style flooring and a space for an electric fire with a tiled back and bay window to the front providing a room for cosy evenings. The dining kitchen is to the rear and is a great space for entertaining or for family time with room for a large dining table and chairs open to the conservatory which in turn opens out into the rear garden. The kitchen itself comprises of a range of shaker style wall and base units with a work top over having tiled splashbacks and a ceramic sink with a draining board. There is a central island with a breakfast bar and pan drawers and the kitchen also has built in appliances including an electric range style cooker with an extractor hood over and an integrated dishwasher with space for an American Style fridge Freezer. Off the kitchen is a utility room where there is space for a washing machine and tumble dryer over plus shelving for storage and hooks for hanging coats. There is also a useful downstairs W.C off the utility room. Also off the utility room is another room that is ideal for multiple uses including an at home gym or office, play room or as a second sitting room or snug.

To the first floor the landing has an airing cupboard and a loft hatch with a drop down loft ladder to the partly boarded loft which also has lighting. The main bedroom is an excellent double to the front with built in wardrobes having mirror fronted sliding doors and there is an en suite shower room that comprises of a walk in shower enclosure having an

electric shower and folding screen door, a push flush W.C and a washbasin set into a vanity unit. Bedroom two is set to the rear and is another great double bedroom with a built in wardrobe having mirror fronted sliding doors and has great views over gardens and the open fields beyond. Bedrooms three and four are both smaller doubles with bedroom three having a built in wardrobe and bedroom four having the lovely view to the rear. The family bathroom is spacious and comprises of a shower enclosure having a screen door and fixed and handheld shower heads, a roll top bath with a hand held shower over and there is also a push flush W.C and a pedestal mounted washbasin.

## Outside

To the front is a hardstanding and drop paved driveway providing off street parking with a wildflower bed and beech hedge boundaries along with gated side access to the rear garden.

The rear garden itself is lovely and private with a paved seating area, a garden shed for storage and a lawned garden with inset shrubs and trees plus a further circular paved seating area with gravelled borders and all enclosed by a fenced boundary.

## Location

Crakehall is a village which lies along the route of the A684 and is split into two parts by Bedale Beck, a tributary of the River Swale. The north-west part is known as Little Crakehall, and the south-east part as Great Crakehall. The village is approximately 2 miles (3 km) west of Bedale, which is a market town and markets have been held in the town since 1251 with the regular Tuesday market still taking

place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Extensions/Additions: Garage Conversion

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Electric Wall Heaters

Water – Immersion Heater

Solar Panels – Battery

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: No Risk

Has the property ever suffered a flood in the last 5 years –

No

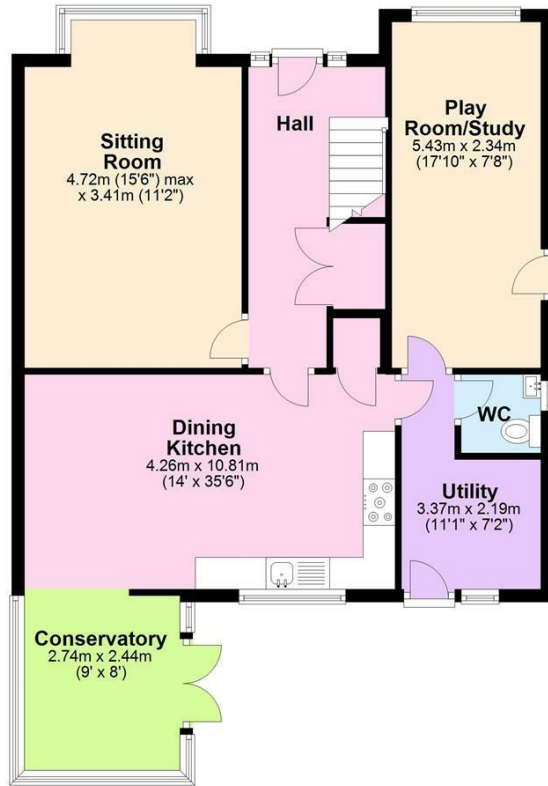
Restrictive Covenants: Not Known

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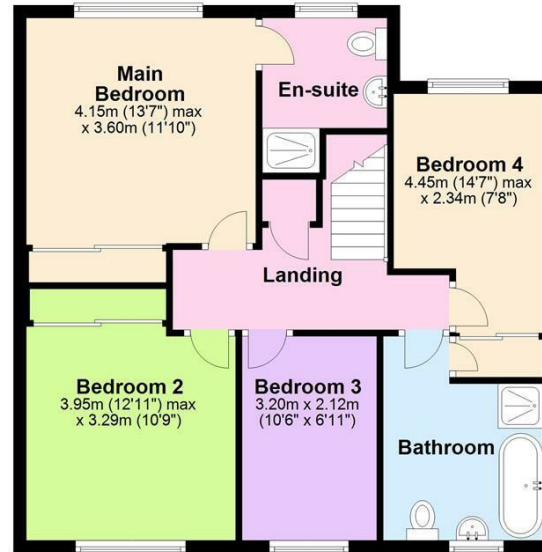
### Ground Floor

Approx. 75.7 sq. metres (815.0 sq. feet)



### First Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



Total area: approx. 139.2 sq. metres (1498.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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	

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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