



**2 MOORFIELDS, LITTLE CRAKEHALL,  
BEDALE, DL8 1GZ**

**£58,750  
LEASEHOLD**

A superb opportunity for a person with local links to purchase a 25% share of a contemporary styled 3 bedroom semi detached home located in a quiet cul de sac within a popular village close to Bedale, Leyburn and Junction 51 of the A1(M). The property benefits from an open plan layout, with off street parking, enclosed rear garden and an air source heat pump.

**NORMAN F. BROWN**

Est. 1967

## 2 MOORFIELDS, LITTLE CRAKEHALL,

- 25% Shared Ownership • Popular village location • 3 Bedrooms • Semi detached • Open plan living • Well presented accommodation • Close To Bedale, Leyburn and Junction 51 of the A1(M) • Contemporary Style • Enquire Today For Your Personal Viewing • Video Tour Available



### Description

This lovely home is conveniently positioned on the edge of this popular village and is turn key condition.

The property opens into a bright hallway with stairs to the first floor, a useful understairs cupboard and a downstairs W.C. The open plan living area is bright and spacious and includes, living, dining and kitchen areas. The kitchen has a range of wall and base units with a work surface over and a tiled splashback plus a one and a half bowl sink with a draining board. There are spaces for a tall fridge freezer and an electric range style cooker with an extractor hood over. There is space for a central dining table and chairs, ideal for entertaining or for family time and the sitting room is set to the rear with space for sofas and a coffee table and a tiled hearth and back for an electric fire provides a cosy feel and there is an attractive outlook over the garden to the rear. Also off the hallway is a utility room which has a door out to the garden and has more wall and base storage cupboards with spaces for a dishwasher and washing machine and a single sink with a draining board set into a wood effect worktop.

The first floor landing has a loft hatch with a drop down ladder and a built in airing cupboard. Bedrooms one and two are both excellent doubles with bedroom 1 to the front and bedroom 2 to the rear having a bank of wardrobes and an attractive outlook to the rear

towards open fields. Bedroom 3 is currently used as a dressing room and would be perfect as an at home office but is a great single bedroom with free standing wardrobes and attractive views to the rear. The house bathroom comprises of a panelled bath with a shower screen, fixed and handheld shower heads plus a push flush W.C and a washbasin set into a vanity unit.

### Outside

To the front is a tarmac driveway providing parking for 2 cars with terracotta chipped borders and a paved path to the front door. There is gated access to the side for the rear garden which has been designed for ease of maintenance with a paved seating area having steps up to decking for entertaining plus artificial turf with a garden pergola providing cover for all year round use. The garden also has a bin store and a garden shed providing more storage.

### 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

The guide price of £58,750 is for a 25% share plus a weekly rent of £104.19 and estate charge of £2.71.

Applicants must have a connection to the local area and contact Broadacres 01609 767900 to obtain an application form.

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – C

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

Construction: Standard.

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Air Source Heat Pump

Water – Immersion Heater

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: Very Low

Has the property ever suffered a flood in the last 5 years – No

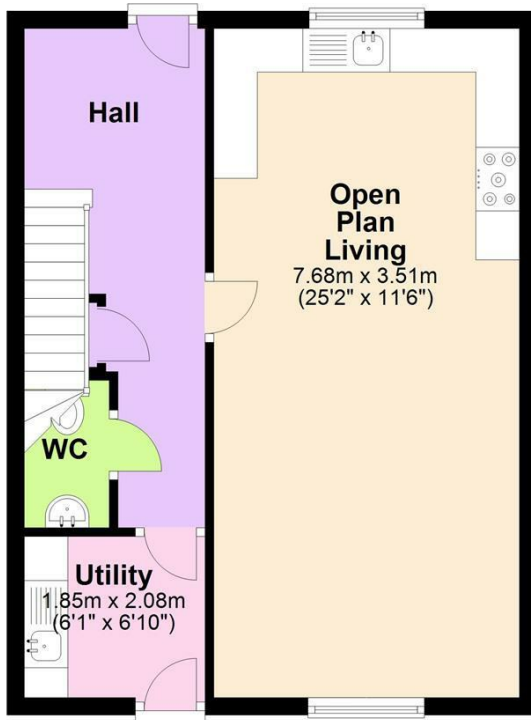
Restrictive Covenants: Not Known

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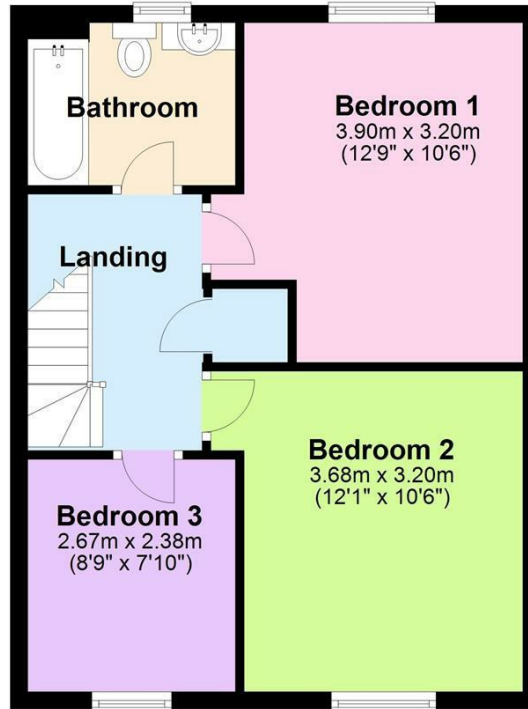
### Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



Total area: approx. 87.5 sq. metres (942.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>79</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	

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

Bedale Office Sales  
6 Bridge Street  
Bedale  
North Yorkshire  
DL8 2AD

01677 422282  
bedale@normanfbrown.co.uk  
www.normanfbrown.co.uk

