



## CASSETTA

FINGHALL, DL8 5NB

**£450,000**  
**FREEHOLD**

A spacious detached bungalow located in the popular village of Finghall, conveniently positioned for Bedale, Richmond & Leyburn, with junction 51 of the A1(M) also easily accessible. The property is positioned on an excellent plot of 0.3 acres including private gardens, a large driveway and double garage and benefits from a great layout, LPG heating system and is offered for sale with no onward chain.

**NORMAN F. BROWN**

Est. 1967



# CASETTA

- Three Double Bedrooms • Spacious Detached Bungalow • Lovely Plot and Position • Great gardens, Off Street Parking & A Double Garage • Sought After Village Location • Ideal For Bedale, Richmond, Leyburn & Junction 51 Of The A1(M) • LPG Gas Fired Heating & Double Glazing • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This fantastic detached bungalow is located within the sought after village of Finghall, conveniently situated between Bedale, Richmond and Leyburn. The bungalow is perfect for those looking for a home to move straight into and then put your own stamp onto it.

The property opens into a central hallway with a useful built in coat cupboard plus a loft hatch with a drop down ladder for the partially boarded loft. The sitting room is lovely and bright, positioned to the rear to take advantage of the attractive outlook over the South facing rear garden and there is a living flame effect gas fire providing a cosy feel. The kitchen comprises of a range of wall and base units with a work surface over having tiled splashbacks and a single sink with a draining board. There are built in appliances including an electric hob with an extractor hood over and an electric oven under plus a fridge and freezer with spaces for a washing machine and dishwasher. A door from the kitchen opens into the garden room which would also make a superb dining room, ideal for entertaining with views over the gardens.

Bedrooms one and two are both excellent doubles to the rear with built in wardrobes, matching side tables and chests of drawers with lovely views again over the gardens to the rear. Bedroom two is currently

used as a dining room. Bedroom three is a smaller double to the front, again with built in wardrobes. The bathroom is fully tiled and is again spacious, with a four piece suite comprising of a panelled bath, shower enclosure with folding screen doors and an electric shower plus a push flush W.C and a pedestal mounted wash basin.

## Outside

To the front is a tarmac driveway having gated access from the road with space for multiple cars and for turning. There is a double garage with lighting and power points with two up and over doors and a personal door at the rear from the garden. Beyond the driveway is a raised lawned garden with a pea gravel seating area, mature planted borders, a greenhouse and the screened LPG tank. To the rear are lovely lawned gardens with a paved seating area, ideal for sitting out and entertaining looking out over a lawned garden which has an ornamental pond, shrub borders and all enclosed by fenced and hedged boundaries.

## Location

Finghall is a popular village with excellent transport links with Junction 51 of the A1(M) close by as well as the market towns of Leyburn, Bedale and Richmond. There is also a regular Leyburn to Northallerton bus route. where there is a mainline Train station to Kings Cross. The village has The Queens Head pub, which

serves excellent food and the village. The nearby market town of Bedale was Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes 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.

#### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – E

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

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – LPG

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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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band E

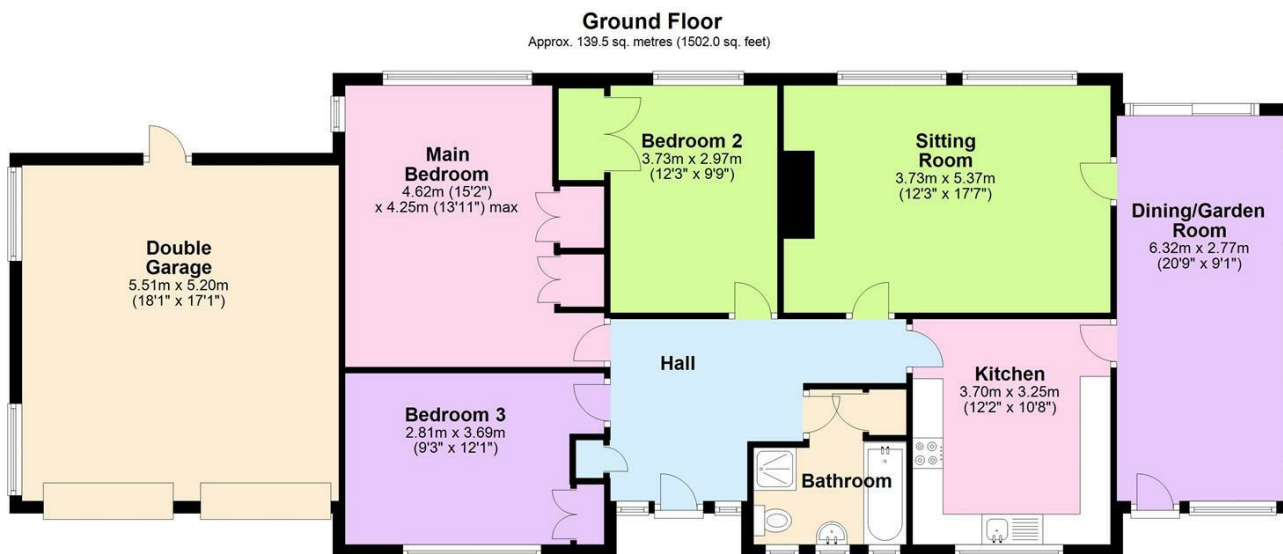
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold







Total area: approx. 139.5 sq. metres (1502.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(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>	24	
(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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