



## 5 MOORFIELDS

LITTLE CRAKEHALL, BEDALE, DL8 1GZ

£500,000

FREEHOLD

Nestled away in a quiet cul de sac on the edge of a popular village is this superb four bedroom detached home. The property has a contemporary and bright style with a great layout to suit modern lifestyles plus a lovely garden, off street parking and a double garage. The property is ideally located for Bedale, Leyburn and Junction 51 of the A1(M), viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967

# 5 MOORFIELDS

- Spacious Four Bedroom Detached Home • Great Layout & Contemporary Style • Bright Rooms • Air Source Heat Pump • Lovely Garden • Double Garage & Off Street Parking • Popular Village Location • Close To Bedale, Leyburn, Richmond & Junction 51 Of The A1(M) • Enquire Today For Your Personal Viewing • Video Tour Available



## Description

Built by Mulgrave homes in 2018, this lovely home is nicely positioned for Bedale, Leyburn, Richmond and Junction 51 of the A1(M) and has a contemporary style with a great layout and bright accommodation with underfloor heating from the air source heat pump.

The property opens into a central hallway which has a useful understairs cupboard for storage and houses the communication hub, plus there is a downstairs W.C and a switchback staircase to the first floor. Off the hall is the lovely bright sitting room, perfect for relaxing and cosy evenings with a log burning stove set into an inglenook style fireplace with a stone hearth. Glazed double doors from the sitting room link to the dining area of the dining kitchen which is a great space for entertaining or family time with space for an 8 person table and chairs with French Doors linking to the garden too.

The kitchen itself has a range of shaker style wall and base units with a work top over having a matching upstand and a one and a half bowl sink with drainer. There are integral appliances including a dishwasher and fridge freezer plus a 4 ring electric hob with an extractor hood over and a glass splashback. There is also an electric oven and microwave. Off the kitchen is a utility room which has a worktop with space under for a washing machine and tumble dryer, wall

units for more storage and a door into the double garage. Also off the hallway is a snug which could also be a great at home office for those that work from home or a playroom for those with children.

To the first floor the landing has access to the loft via a hatch and an airing cupboard housing the immersion heater. The main bedroom is a spacious double to the rear with an en suite comprising of a pedestal mounted wash basin, push flush W.C and a walk in shower with a screen and fixed and hand held shower heads. Bedroom 2 is also to the rear and is another great double bedroom with French doors having a Juliet Balcony looking over the rear gardens. Bedrooms 3 and 4 are both to the front with bedroom 3 being an excellent double and bedroom 4 perfect guests as a smaller double room. The house bathroom has a modern style with a panelled bath having a shower over and screen, and there is also a pedestal mounted wash basin, push flush W.C and mainly tiled walls.

## Outside

To the front the property has lovely kerb appeal with a mature shrubbery and a path leads from the driveway to the front door. The driveway itself provides off street parking in front of a double garage with gated access to the side for the rear garden. The double garage has 2 up and over doors, lighting and power

points plus a window and personal door to the rear into the garden. The rear garden has been well kept and has a paved patio seating area off the dining kitchen looking out over the lawn which has planted borders mainly of mature shrubs and young trees all enclosed by a fenced boundary. Other features of the garden are a lovely summer house, a bin store to the side and a garden shed for further 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.

#### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – E

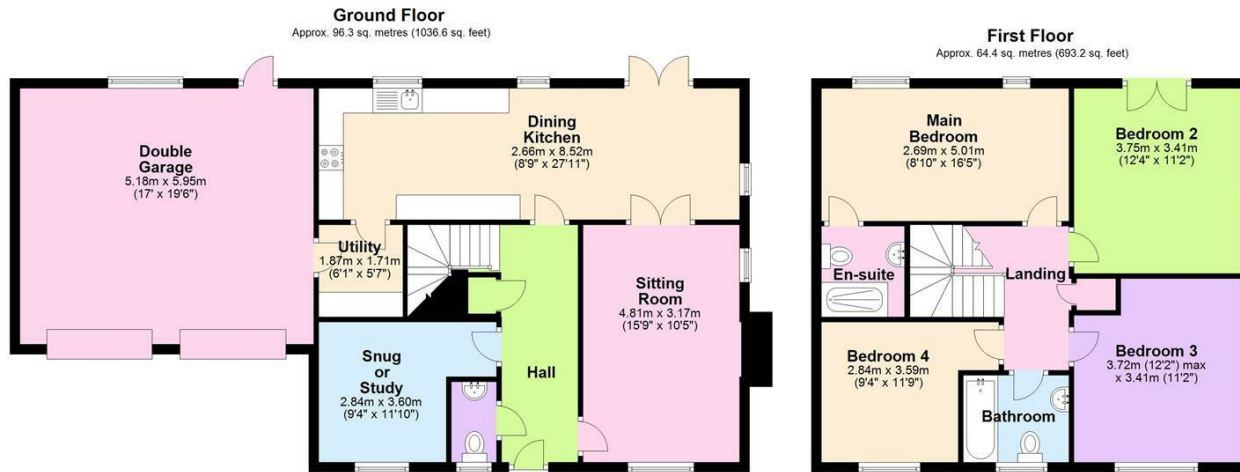
Tenure – We are advised by the vendor that the property is Freehold

Agent Note:

1. Please note Moorfields is a private unadopted road.
2. There is an annual charge to Allerton Property Management Ltd for looking after Moorfields, the electric for the streetlights and the communal field off Cringlefields. Charge for 2023 is £277.90.

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Total area: approx. 160.7 sq. metres (1729.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>77</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

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