



Hollygarth Lane

Beal
DN14 0SX

Offers in the Region of
£350,000

4 Bed Detached House

- INDIVIDUALLY DESIGNED DETACHED HOUSE
- FLAWLESSLY PRESENTED THROUGHOUT
- FOUR BEDROOMS
- ****NEW**** LARGE BREAKFAST KITCHEN
- MASTER BEDROOM WITH ****NEW**** EN-SUITE
- CONTEMPORARY ****NEW**** BATHROOM WITH SEPARATE SHOWER CUBICLE
- OPEN ASPECT TO THE REAR
- SEMI-RURAL VILLAGE LOCATION
- VIEWING ESSENTIAL
- EPC C





***** FINISHED TO A FLAWLESS STANDARD THROUGHOUT – VIEWING ESSENTIAL**

***** An individually designed detached house in the semi-rural village location of Beal. A bright and airy property boasting many attractive features including a newly installed large breakfast kitchen, master bedroom with newly fitted en-suite, three further bedrooms and contemporary newly fitted bathroom with separate shower cubicle. Outside is a blocked paved drive providing ample parking and a garden to the rear which has an open aspect over adjoining farmland.**

Light oak effect composite door with glazed side panels leading into:-

Entrance Hall:

A large entrance with oak flooring, stairs off to the first floor, storage cupboard and central heating radiator.

Cloakroom:

Having a white suite comprising low flush wc and wash hand basin inset into vanity unit. Central heating radiator.

Living Room:

4.95 m x 4.22m (16'3" x 13'10")



Multi fuel stove. French doors with glazed side panels leading into the rear garden.

Breakfast Kitchen:

6.3m x 3.94m (20'8" x 12'11")

New kitchen having a good range of grey gloss fronted units with brushed copper edge detail. Contrasting white quartz work surfaces incorporating drainer and brushed stainless steel sink unit with mixer tap over. Central island with integrated induction hob. Integrated fridge freezer and double oven. Windows to the side elevation and french doors leading into the rear garden. Central heating radiator.

First Floor

Landing:

With doors off to bedrooms and bathroom. Window to the side elevation.

Bedroom 1:

3.96m x 3.63m min (13'0" x 11'11" min)





Having a feature multi paned vaulted window giving stunning open views of the rear garden and beyond. Central heating radiator.

En-Suite:

Having a white suite comprising large shower cubicle, wash hand basin inset into vanity unit and a low flush wc. Window to the side elevation and central heating radiator.

Bedroom 2:

3.94m x 3.23m (12'1" x 10'7")

Having a feature window to the front elevation. Vaulted ceiling and central heating radiator.

Bedroom 3:

4.22m max x 3.02m max (13'10" max x 9'11" max)

Having a window to the rear elevation and central heating radiator.

Bedroom 4:

3.96m x 3.25m max (13'0" x 10'8")

Having a window to the front elevation and central heating radiator.

Bathroom:

Recently installed white suite comprising panel bath, wash hand basin on vanity unit and low



flush wc. Separate shower cubicle. Non slip ceramic tile floor. Extractor fan and window to the side elevation.

Outside:

To the front is a gated block paved drive providing ample off road parking. The garage has an electric roller door and has power and light connected. Central Heating Boiler is located in garage along with plumbing for a washing machine. The rear garden has been laid mainly to lawn with a pleasant open aspect over adjoining farmland. There is also a decked patio area and blocked paved paths leading to the shed and summerhouse which are included in the sale. The summerhouse has electric and could be used as a garden office.





150 SQ.M (1614 Sq ft.) (NOT INCLUDING GARAGE)

Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.



Energy Efficiency Rating		Environmental Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
	80	86	83
			89
UK	EU Directive 2002/91/EC		UK
			EU Directive 2002/91/EC

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