



The Old Forge, Huggate Road, North Dalton, YO25 9UY

- No Onward Chain • A beautifully presented bungalow on an elevated plot • Kitchen with built in storage & space for multiple white goods • Formal dining room • Living room with an coal effect electric fire • Garden room with windows to two sides • Three double bedrooms, a bathroom & a separate shower room • Substantial garden with mature shrubs, trees and a greenhouse • Detached garage & a good sized driveway • EPC = D

Guide Price £399,950

Set within the tranquil and picturesque village of North Dalton, this beautifully presented three-bedroom detached bungalow occupies an elevated position offering stunning panoramic views over the rolling Yorkshire Wolds. The property combines spacious, versatile accommodation with charming surroundings and mature gardens that wrap around the property. North Dalton is a quintessential East Yorkshire village, steeped in charm and history. Located on the edge of the Yorkshire Wolds, the village offers a peaceful rural lifestyle with a strong community feel. It features a traditional village green, a duck pond, pub and an historic church. The nearby towns of Driffield, Pocklington and Beverley provide a wider range of amenities including shops, restaurants, schools and medical facilities.

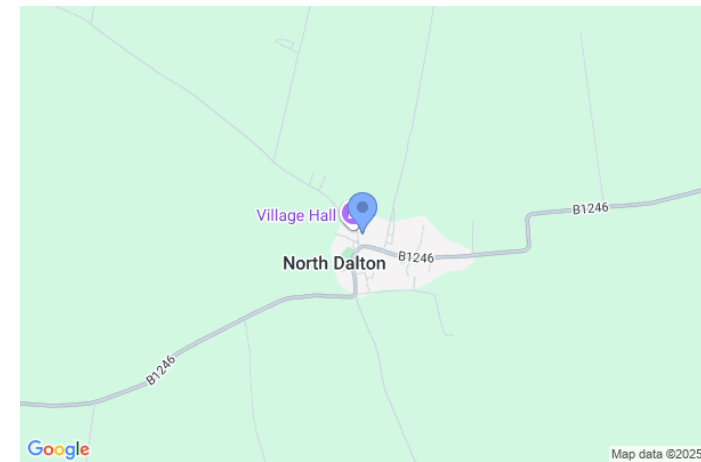
As you enter the bungalow, you are welcomed by a wide and bright central hallway, tastefully decorated with neutral tones and ample wall space for artwork. The hallway serves as the central hub, connecting the principal rooms with ease.

The living room is a warm and inviting space featuring an coal effect electric fire at its centre, a lovely addition especially in the colder winter months. Large windows and neutral décor enhance the light and openness of the room, while the views extend across the garden and beyond. Located just off the living area, the delightful garden room is flooded with natural light from glazed walls on two sides. This is the perfect space to relax and soak in the surrounding greenery year-round.

The dining room offers ample space for a family-sized table and benefits from natural light and proximity to the kitchen, making it perfect for entertaining. The kitchen is fitted with a range of wall and base units, ample worktop space and enjoys a view across the rear garden. There is space for appliances and additional storage.

All three bedrooms are generously sized doubles, tastefully decorated and benefit from built-in storage. Large windows in each room offer garden or countryside views, adding to the sense of tranquillity. The property features a main bathroom and an additional shower room, both well-appointed and ideal for family living or hosting guests.

The mature gardens are a real feature of this home, thoughtfully landscaped and lovingly maintained. Surrounding the property on all sides, the garden offers both privacy and vibrant colour throughout the seasons. A greenhouse is included, perfect for gardeners or those looking to grow their own produce. A garage provides secure parking or additional storage.





A DECEPTIVELY SPACIOUS BUNGALOW ON A RAISED PLOT WITH AN ATTRACTIVE GARDEN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.



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Address: The Old Forge, Huggate Road, North Dalton, Driffield, Yorkshire, YO25 9UY
Reference: 2044

Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 1513 sq. ft / 140.59 sq. m
Garage 314 sq. ft / 29.18 sq. m
Total 1827 sq. ft / 169.77 sq. m

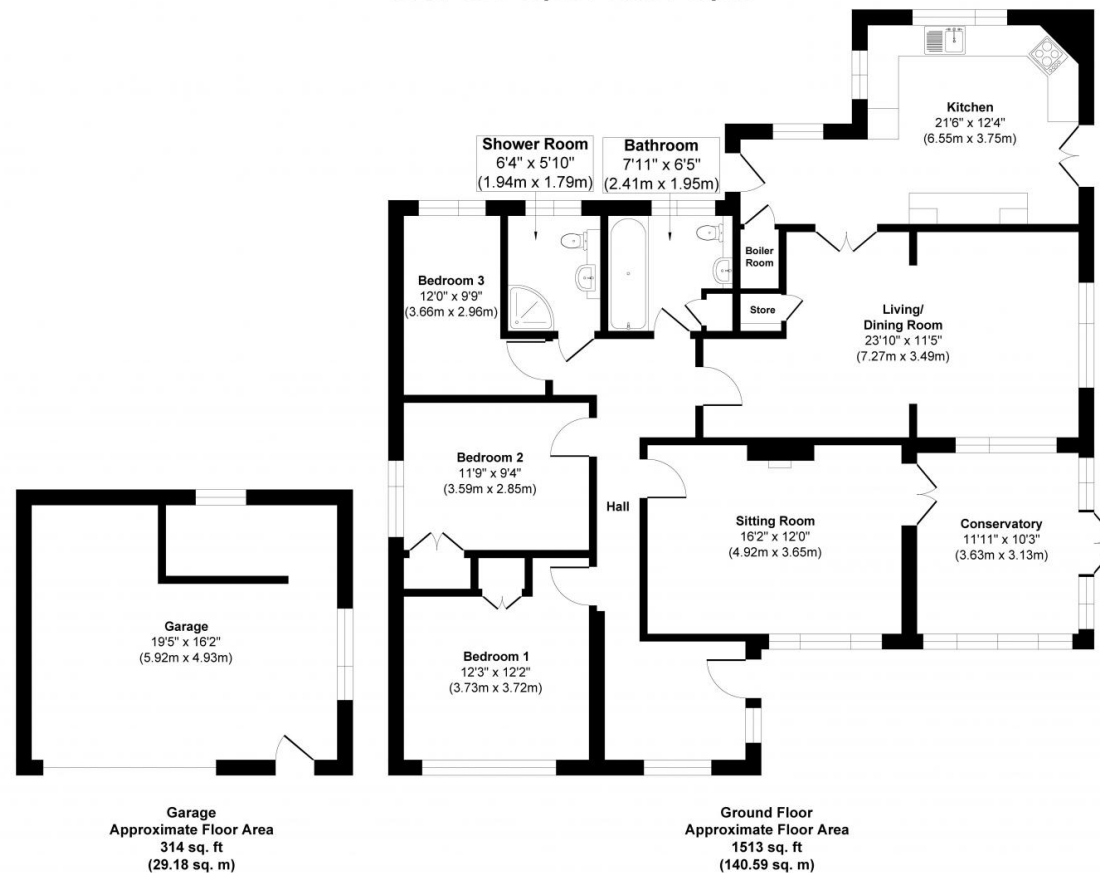


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