



Oxmyre Hackforth Road, Little Crakehall, Bedale, DL8 1HY



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IMMACULATE 4-BEDROOM Detached Family Home in Choice Location - an ABSOLUTE MUST SEE: 6.17m x 2.78m/20'2" x 9'1" KITCHEN/ DINING ROOM, deep SITTING ROOM, large HALL, CLOAKS/WC & UTILITY. 4 BEDROOMS (3 Doubles & BEDROOM 4/OFFICE), En-SUITE & BATHROOM. Air Source UNDER-FLOOR HEATING* & UPVC DOUBLE GLAZING. GARDENS, DOUBLE GARAGE & 4-Car PARKING.

The Yorkshire Dales National Park is readily accessible, while the A1(M)&The market towns of Bedale & historic Richmond are just over 2 miles & 10 miles respectively. Crakehall is known as the prettiest village in the Lower Dales with its 5-acre village green. Both Cricket (including an annual match against the stars of Emmerdale) & quoits are played here. There is a primary school & there are Youth Clubs & the Leek Club. Bedale, the gateway to Leyburn & the Yorkshire Dales is about 2 miles, A1(M) under 4 miles (For Scotch Corner & A66). London Kings Cross (about 2 hours 20 minutes) from Northallerton station - about 10 miles.

Offers over £430,000



RECEPTION HALL 7'10" min x 6'9"

An pleasant open area with staircase to first floor with built-in store cupboard with light point. Feature UPVC double-glazed tall window to side.

CLOAKS/WC 4'10" x 4'10"

Washbasin, WC, tiled floor, wall tiling & extractor fan.

SITTING ROOM 15'1" into bay x 12'10"

Recessed fireplace with cast iron electric stove (& flue), Wi-fi, telephone, Freeview & satellite TV connections. Deep, wide UPVC double-glazed bay window to front.

KITCHEN/ DINING ROOM 20'2" x 9'1"

Fitted with a contemporary range of under-lit, soft-closing wall & floor units & worktops with 1 & ½ bowl sink. Integrated electric oven/grill, microwave & ceramic hob with extractor over & ceiling extractor, dishwasher, integrated fridge & freezer - Dishwasher & Microwave unused! UPVC double-glazed windows to side & rear, UPVC double-glazed patio doors to rear, internal door to garage & door to:

UTILITY ROOM 7'8" x 4'11"

Matching wall & floor units & worktop with inset sink. Plumbing for washing machine & space for dryer. Extractor fan & UPVC double-glazed window to side.

Integral DOUBLE GARAGE 19'10" x 16'0"

A great space & with MUCH POTENTIAL. Light

& power, 2 up & over doors to rear, UPVC double-glazed window & door to front.

FIRST FLOOR LANDING

Built-in cupboard with hot-water cylinder & heating controls, loft access & feature tall UPVC double-glazed window to side.

BEDROOM 1. 13'4" x 10'4"

Wi-fi, telephone, Freeview & satellite TV connections. UPVC double-glazed window to rear & door to:

EN-SUITE 9'10" x 4'0"

Full-width shower area, washbasin & WC. Tiled floor, wall tiling, towel radiator, extractor fan & UPVC double-glazed window to side.

BEDROOM 2. 12'2" x 11'0" min

Wi-fi, telephone & Freeview TV connections. UPVC double-glazed window to front.

BEDROOM 3. 16'2" x 9'2"

A dual aspect room with wardrobes (included). Wi-fi, telephone & Freeview TV connections. UPVC double-glazed window to front & UPVC double-glazed twin 'Juliet' doors to rear.

BEDROOM 4/OFFICE 9'0" x 8'3"

Wi-fi, telephone & Freeview TV connections. UPVC double-glazed window to front.

'House' BATHROOM 6'8" x 6'1"

Panelled bath with shower over, washbasin & WC. Tiled floor, wall tiling, extractor fan & towel radiator. UPVC double-glazed window to rear.

OUTSIDE FRONT

Hedge with iron gate to lawn garden. UPVC door to Garage.

ENCLOSED REAR GARDEN

Extensive flagged patio extending to the side, lawn with flower/shrub border, cold water tap & outside light point. Air source heat pump. Side gate to Tarmac 4-car Parking leading to:

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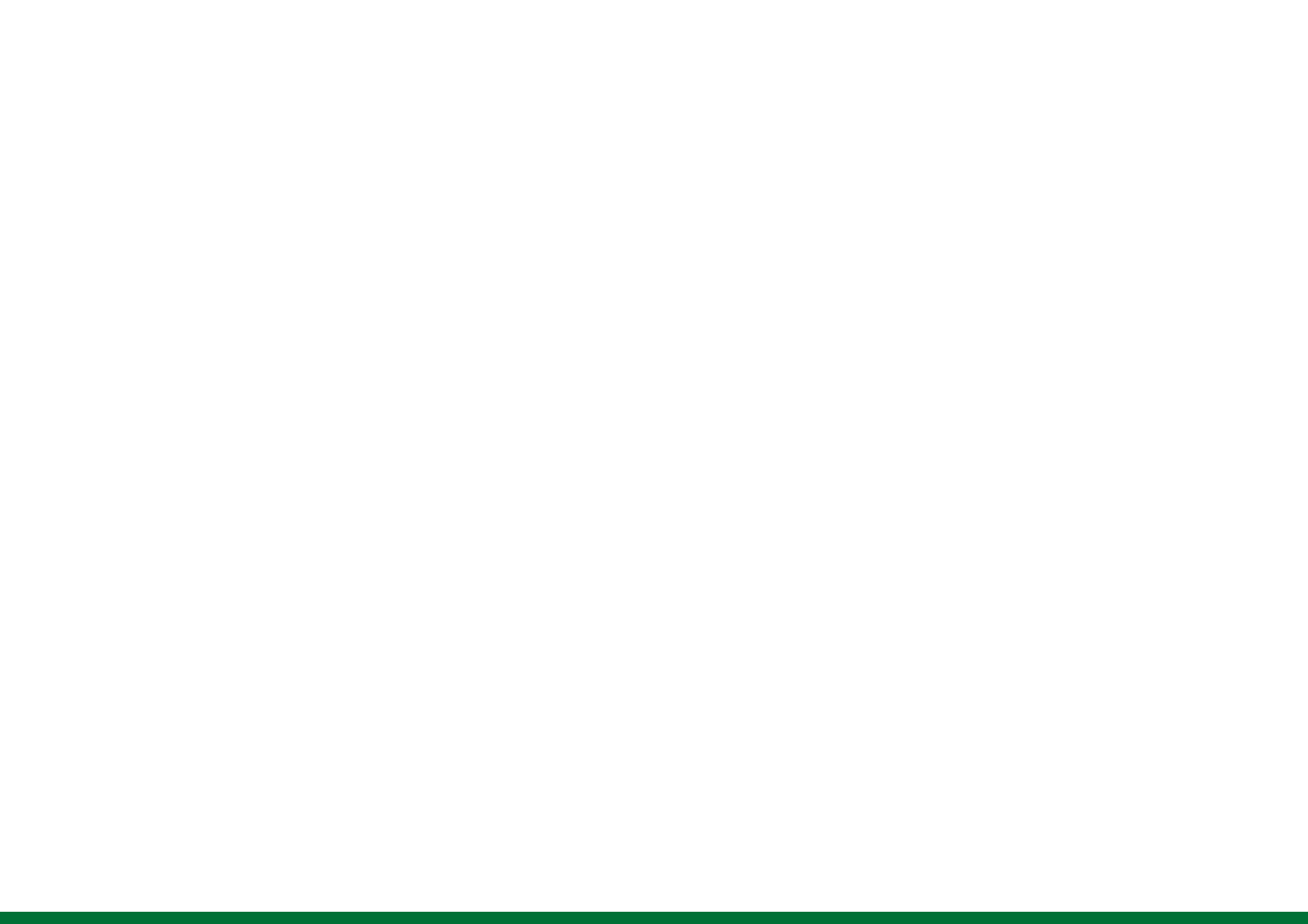
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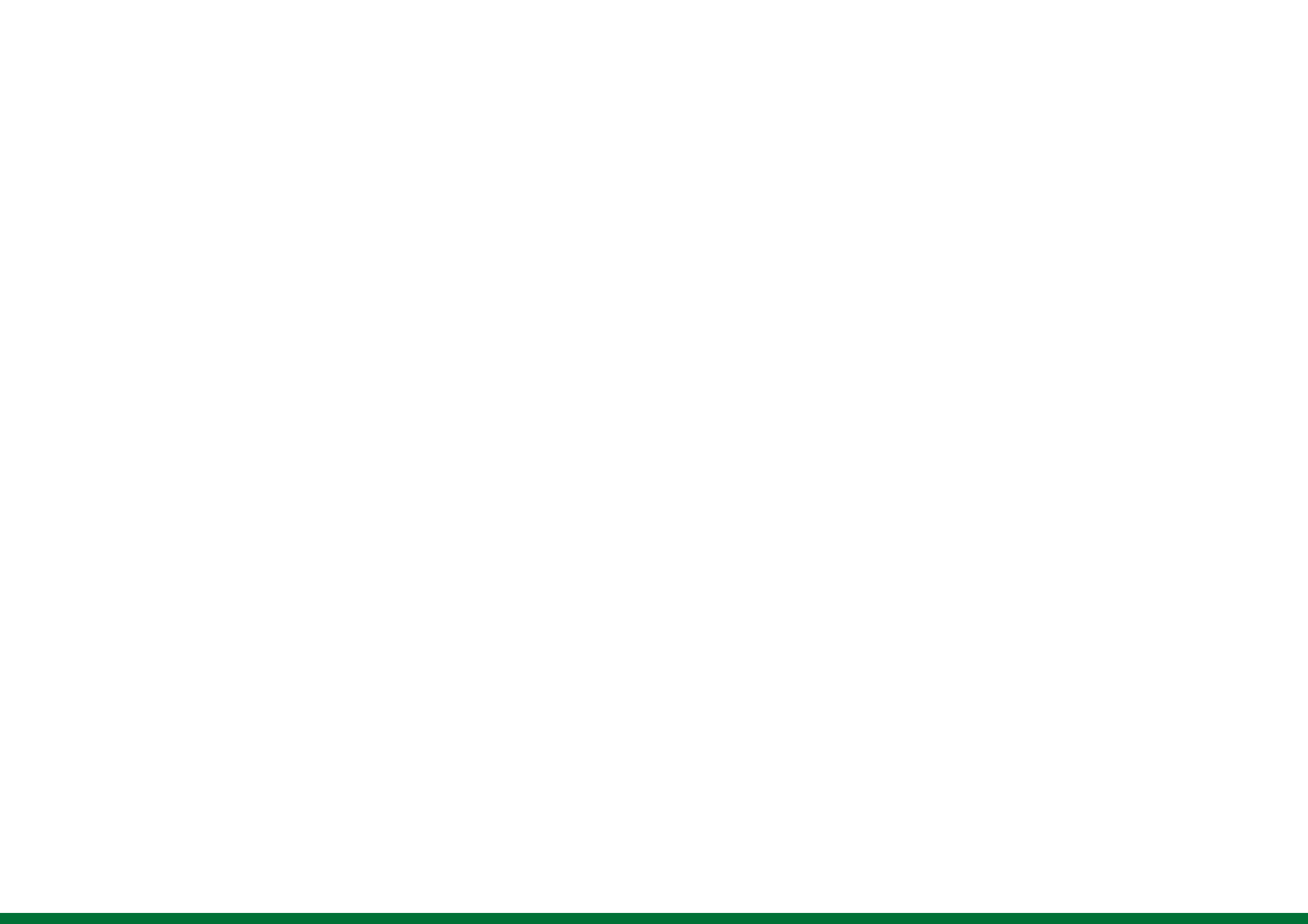
(1) Moorfields is a private unadopted road & there is an annual charge (£243.60 for 2024 (ALREADY PAID) to Allerton Property Management Ltd) for the upkeep of Moorfields 'road', the streetlights & the communal field off Cringlefields.

(2) Council Tax Band: E

(3) EPC: C-75

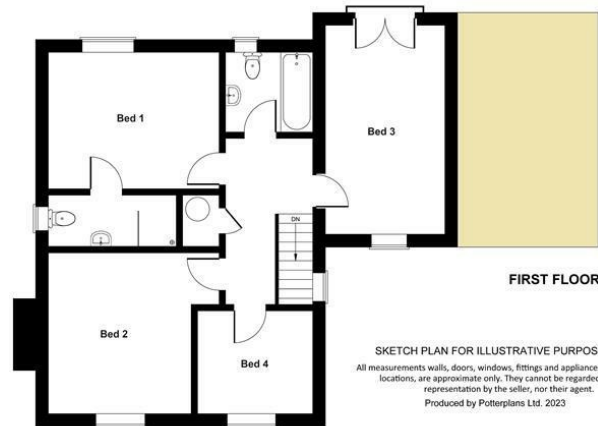
(4) *Under-floor Heating to ground floor, Radiators to first floor.











FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	