



4 Ashdowne Court, Little Crakehall, DL8 1LQ
Offers over £235,000



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A superb THREE bed semi-detached property located within a cul-de-sac in the tranquil village of Little Crakehall is offered for sale with NO ONWARD CHAIN. The property boasts good sized living accommodation and a WEST facing rear garden with plenty of space for vegetable growing. Crakehall is ideally situated with good access to the Dales National Park, the attractive market towns of Bedale, Northallerton, Leyburn and Richmond and the motorway network at the A1(M).

ENTRANCE VESTIBULE

UPVC door leading into entrance vestibule and walk through to main lounge.

LOUNGE/DINING ROOM 6.20m x 3.80m into alcove (20'4" x 12'5" into alcove)

Box UPVC window to front, two single radiators, TV and telephone points, chimney breast with insert log effect electric fire. Two wall uplighters, ceiling coving and doors to bedroom 3, kitchen and inner lobby.

OFFICE/BED 3. 2.71m x 2.69m (8'10" x 8'9")

See below.

KITCHEN 3.09m x 2.71m (10'1" x 8'10")

One and half sink unit fed by swan neck mixer tap, fitted with white high gloss base, drawer and wall units with contrasting worktop surfaces, four ring electric hob and above extractor. Eye level oven, void for microwave and fridge/freezer, plumbing for automatic washer and dishwasher, tiling to splash areas, central heating radiator and UPVC window and door to side.

INNER LOBBY

Loft hatch with ladders. Doors to bedrooms 1, 2 and family bathroom/w.c

BEDROOM 1. 4.22m x 2.83m (13'10" x 9'3")

UPVC window to rear and single radiator.

BEDROOM 2. 3.67m into sink recess x 2.79m (12'0" into sink recess x 9'1")

UPVC window to rear, central heating radiator, corner sink unit with below vanity cupboard and tiling to splash area. TV and telephone points and fitted wardrobes with hanging rail. Folding louvre door to built-in corner ensuite low level w.c, and hand basin, part tiling to walls, central heating radiator and extractor fan.

BEDROOM 3. 2.71m x 2.69m (8'10" x 8'9")

UPVC window to front, telephone point and central heating radiator.

BATHROOM/W.C 2.71m x 1.65m (8'10" x 5'4")

Panelled bath with above shower and foldaway screen, low level w.c, pedestal hand basin, tiling to walls, shaver point, vanity lighting, built in cupboard housing cylinder tank, extractor fan and UPVC window to side.

EXTERNALLY

To the front is a garden with a variety of flower and shrub beds, a tarmac driveway leading to the garage. Outside water tap. Side gate leads to the rear garden. Weatherproof oil-fired boiler. Part lawned garden with flower and shrub beds, enclosed by hedging and fencing. There is a greenhouse and areas for vegetable growing.

GARAGE 5.12m x 2.51m (16'9" x 8'2")

Single garage with up and over door, power, light and a range of base drawer and wall units.

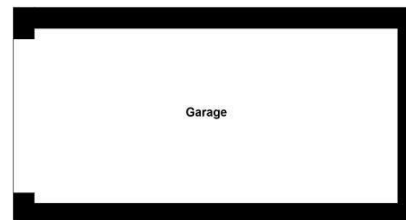
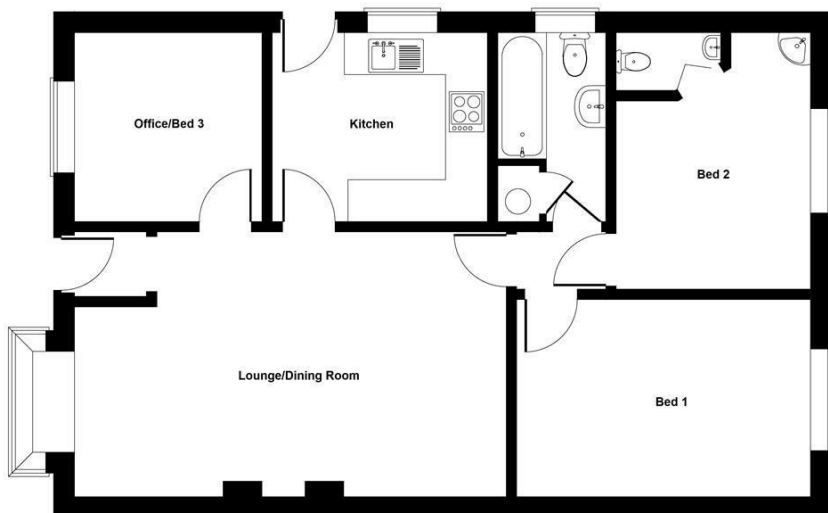


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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 (CO₂) 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		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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