



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



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.

Asking price £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:

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.

NOTES

(1) Moorfields is a private unadopted road & there is an annual charge (£248.85 for 2025 (ALREADY PAID) to Allerton Property Management Ltd) for the upkeep of Moorfields 'road', the streetlights & the communal field off Cringlefields.

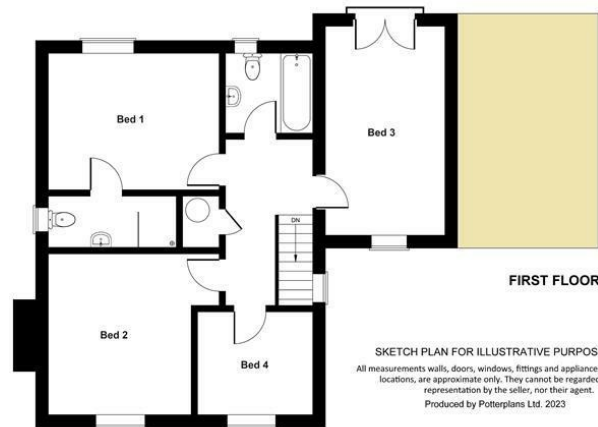
(2) Council Tax Band: E

(3) EPC: C-75

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







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
			