



10 Swales Drive

Little Crakehall, Bedale, DL8 1FZ



Robin Jessop

A NEWLY BUILT AND SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE

- Newly Built Property
- Popular Village Location
- Three Double Bedrooms
- Finished to a High Standard
- Accessible Location
- Countryside Views
- Parking on Driveway
- Guide Price: £325,000
- Viewing Strictly by Appointment Only

SITUATION

Bedale 2 miles. Leyburn 8.5 miles. Northallerton 10 miles. Richmond 9.5 miles. Darlington 19 miles. (All Distances are Approximate).

10 Swales Drive is well positioned on the newly built 'The Limes' development on the north edge of the village. The development is accessed off North Road which runs from Little Crakehall to Hackforth.

It is also well placed in relation to other market towns including Leyburn and Richmond and within reasonable commuting distance of Darlington and Teesside. The property is also nearby to the A1(M) interchange bringing centres such as Newcastle, Leeds and York into a commutable distance.

DESCRIPTION

10 Swales Drive comprises a newly built semi-detached three bedroom house. The property offers potential purchasers a unique opportunity to be one of the first residents to live in the property. Viewing is a must to appreciate the first class fittings throughout this newly built property.



The ground floor accommodation comprises a spacious open plan kitchen/diner/ family room, with modern aesthetic grey wall and floor units, providing plenty of storage space. The kitchen also benefits from integrated appliances including an AEG hob and oven, as well as Zanussi dishwasher, washing machine and fridge/freezer. The grey wall and floor units compliment the white tiled floor and the dark grey worktops, providing a light and welcoming kitchen/diner/family room, with French doors to the rear garden. Leaving the kitchen you enter into a spacious hall with immediate access to the W.C and good sized downstairs cupboard, all of which feature the same high quality floor tiles as the kitchen. The living room is situated at the front of the property with a luxurious grey carpet and large front facing window.

The first floor of the property is accessed via the stairs in the hallway with white painted timber banister capped off with an oak handrail and the same luxurious carpet found in the living room which runs throughout the first floor. The first floor features two double bedrooms with space for a large wardrobe in each. The main bedroom further benefits from an en-suite with a stand alone shower, W.C. and wash basin with contrasting grey tiles on the floor and lower part of the wall with chrome fittings featuring on the sink and the shower. The final bedroom is a good sized single room with potential to be used as a bedroom or as a work from home office. Finally, the first floor is finished off by a good sized family bathroom with W.C., washbasin and shower over the bath. Aesthetically the bathroom is finished in the same style as the en-suite with contrasting grey tiles and chrome fittings.

Externally, 10 Swales Drive is complimented by off road parking for two cars, a pleasant lawned garden to the front and rear garden with a patio area and views over open countryside, creating a fantastic opportunity for alfresco dining whilst enjoying views of rural North Yorkshire.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950



OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///monopoly.scrapped.rates

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

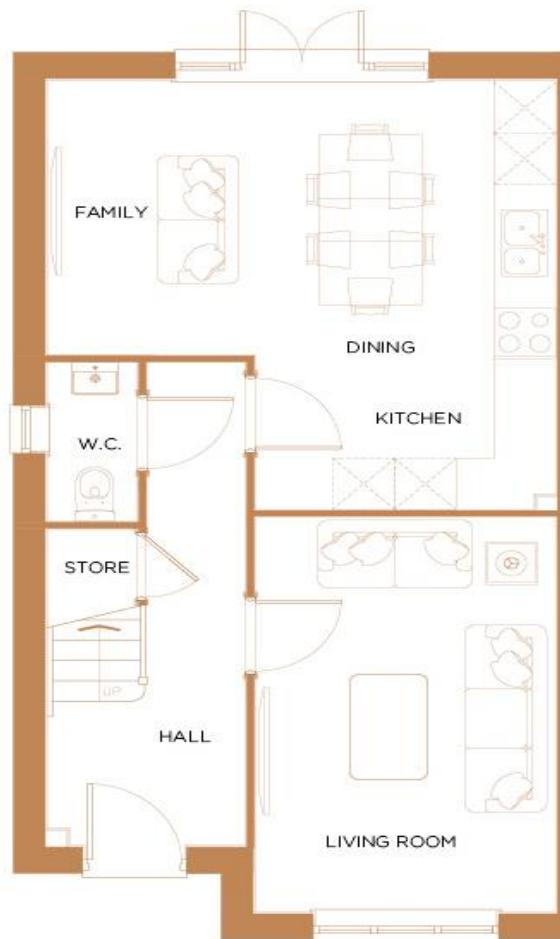
Mains electricity, water and drainage. air source heat pump. Broadband connection available.

LOCAL AUTHORITY

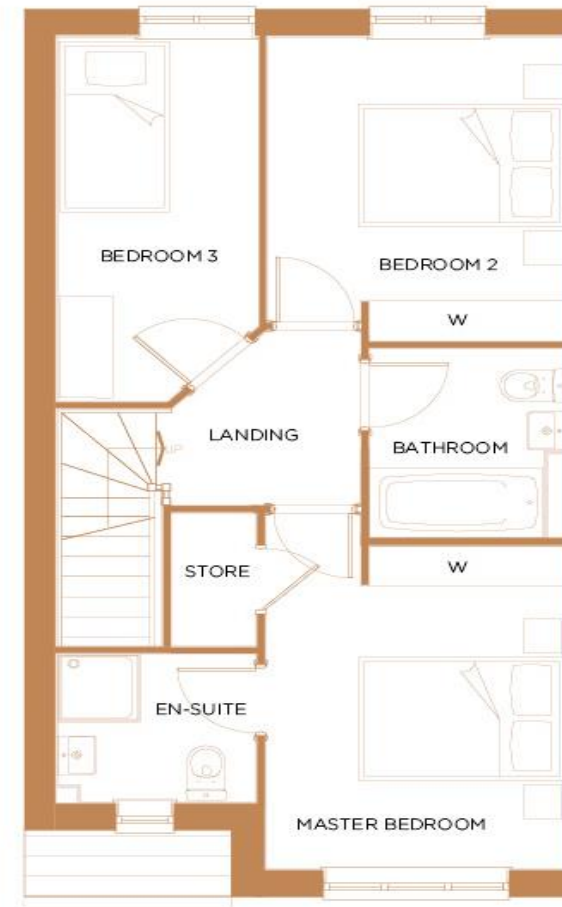
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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