



## 47 The Oval

Beal, DN14 0TA

**Offers Over £249,950**

\*\* UNDER OFFER \*\*





## Property Info:

An extremely well presented semi detached family home sitting in this popular semi-rural area of similar style properties. The garden is the focal point - huge, with large mature tress, well cared-for and with an abundance of flora and fauna - great for those with children, dogs, or who want to keep chickens etc....

The property briefly comprises front entrance door into the welcoming hallway with cloak room and W.C., lounge with feature multi fuel burner, on to the dining area and the larger than average conservatory; the kitchen has the side access door and comes with integrated gas hob and electric oven, space and plumbing for the washing machine and space for tall fridge freezer, there is a very useful pantry cupboard.

Stairs to the first floor:

3 Bedroom and lovely house bathroom.

Council Tax: Band B - North Yorkshire Council

Tenure: Freehold

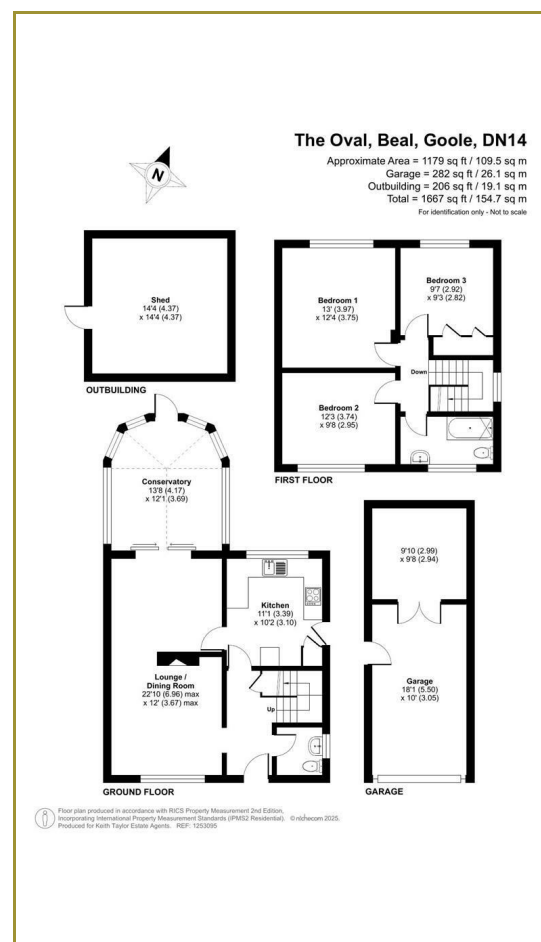
Services: Mains drainage, gas, water and electricity.

**\*\* VIEWING IS ESSENTIAL to appreciate the stunning garden and quality of accommodation on offer \*\***

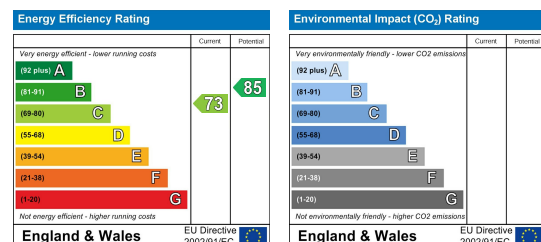
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

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