



**BEECH DENE BULLAMOOD,  
NORTHALLERTON, DL6 3RQ  
OFFERS IN THE REGION OF £550,000**



**Northallerton**  
Estate Agency

# Bullamoor, Northallerton

## DL6 3RQ

This property comprises a brick built 4-bedroom bungalow with clay tile roof situated on a large size plot with approximately 5 acres paddock included. The property is situated on the outskirts of Northallerton with great connections to Northallerton, Thirsk and both the A19 & A1. The property enjoys a spacious layout, UVPC throughout and oil-fired central heating.

- 4-bedroom bungalow
- Ideal family home
- Paddock of approximately 5 acres
- Highly sought after location
- Spacious





Call us to arrange a viewing on **01609 771959**

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The property occupies a tremendous position on Hailstone Moor with views out to the front across to the Hambleton Hills whilst to the rear and side there are views onto the paddocks and adjacent farmland. The offering of Beech Dene presents an all too rare opportunity to acquire a rural dwelling with tremendous scope for extension or redevelopment subject to purchaser's requirements and necessary planning permissions.

#### Entrance porch

Entering through a UVPC door with glazed light, ceiling mounted light point, radiator, windows allowing a high degree of natural light.

#### Sitting room

Ceiling light point, TV point, feature fireplace comprising tile surround and hearth, wooden mantle shelf and inset open grate.

#### Living kitchen

Large spacious kitchen with base cupboards, work surface with inset single drain single bowl stainless steel sink unit, cupboard storage with shelving, ceiling light point x 2, space and point for fridge freezer, double radiator, central island with wood worksurface and cupboards underneath both sides. Door to pantry.

#### Pantry

Space and plumbing for dishwasher and electric cooker, built in storage cupboard.

#### Utility & W/C

Space and plumbing for washing machine, ceiling light point, pedestal washbasin, oil fired boiler, door to W/C.

#### Bedroom 1

Ceiling light point, 2 x fitted wardrobes with cupboard to the side with inset sink unit, TV point, double radiator.

#### Bedroom 2

Ceiling light point, double radiator.

#### Bedroom 3

Ceiling light point, double radiator, wide range of bedroom furniture comprising 2 x double wardrobes, central dressing table, built in sink unit with cupboard storage below.

#### Bedroom 4

Ceiling light point, double radiator, built in storage cupboard.

#### Bathroom

Green suite comprising toilet, panelled bath, glass shower screen with electric shower over, tiled walls, pedestal washbasin, wall mounted bathroom cabinet.

#### Garden

Externally the property enjoys a large garden with a number of established trees and hedges, and a further 5 acres (approx.) grass paddock which is an ideal for grazing or equestrian use.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS WATER, ELECTRIC & DRAINAGE OIL CENTRAL HEATING

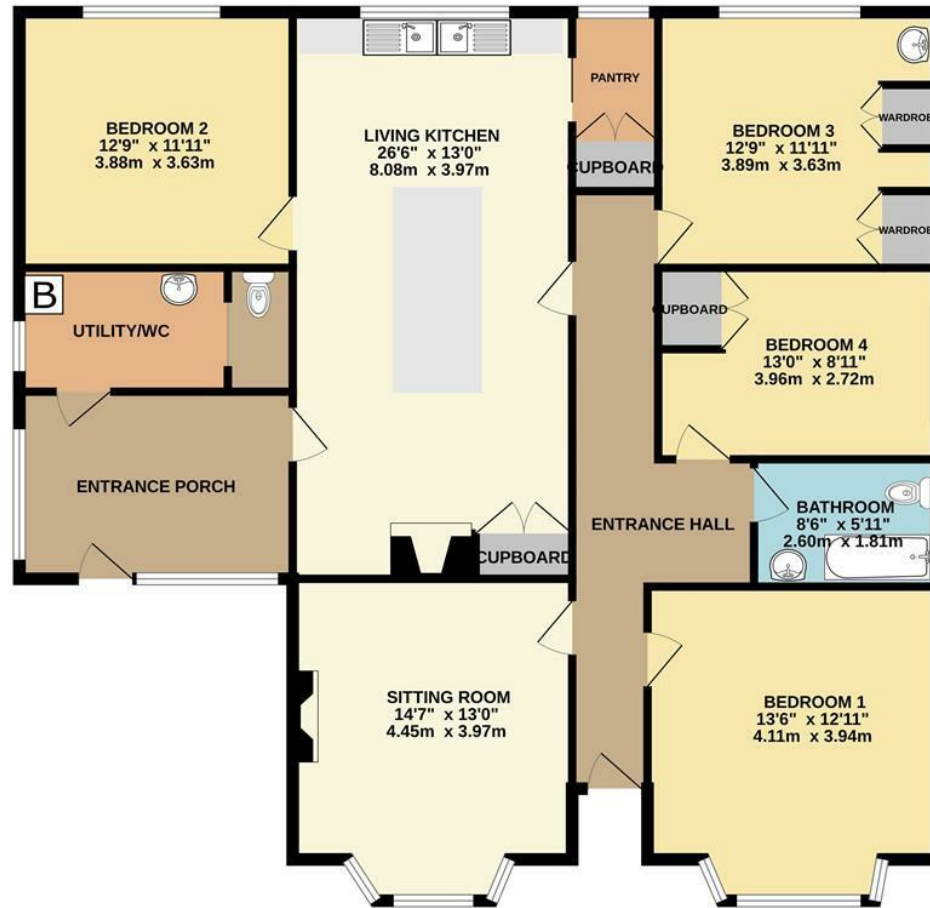
NYCC TAX BAND - F

EPC - E





GROUND FLOOR  
1522 sq.ft. (141.4 sq.m.) approx.



BEECH DENE, BULLAMOOR, NORTHALLERTON, DL6 3RQ.

TOTAL FLOOR AREA: 1522 sq.ft. (141.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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