



**PRIMROSE COTTAGE, 8 SILVER STREET,
HACKFORTH, BEDALE, DL8 1NS**

**£315,000
FREEHOLD**

Have a look at this three bedroom character cottage set within a desirable village, ideal for Bedale, Richmond or Leyburn and for sale with no onward chain. The property benefits from a great layout, characterful features, garage and parking to the rear, plus a courtyard garden and a secondary larger garden across the road.

NORMAN F. BROWN

Est. 1967

PRIMROSE COTTAGE, 8 SILVER STREET,

- Three Bed End Terrace • Garage & Parking • Characterful Features • No Onward Chain • Oil Fired Heating & Double Glazing • Main Bedroom with En Suite • Courtyard Garden & Lawned Allotment Garden • Dining Kitchen • Close to Bedale, Richmond, Leyburn and Junction 51 of the A1(M) • Call Us To Arrange Your Personal Viewing



The Property

This excellent home is full of character and will suit a variety of different needs and lifestyles. The property has been sympathetically modernised by the current owners and opens into the sitting room from the attractive front garden. The sitting room has wood flooring and a log burning stove set into an inglenook with wood surround and there are exposed wood beams. A door opens through to the dining kitchen with kitchen comprising of a range of wall and base units with wooden work tops having tiled splashbacks. There are spaces for a dishwasher and washing machine as well as a tall fridge freezer, wine fridge and an inset Belfast style sink. There is also an oil fired Aga which has ovens and hobs on the top with an extractor hood over. The dining area has an ornamental cast iron fireplace and space for a 6 person dining table and chairs and there is a door out to a rear hallway.

The rear hallway has the house bathroom off, comprising of a contemporary white three piece suite including a panelled bath with a handheld shower over, wash basin set onto a vanity unit and a push flush w.c.

To the first floor are three excellent bedrooms. The main bedroom is situated to the rear and is an excellent double with an en suite shower room. Bedroom two is another excellent double to the front

with attractive views over open fields and there is an ornamental cast iron fireplace. Bedroom three is a small double or an excellent single that could also be used as an at home office.

Outside

To the front is an enclosed garden which is mainly lawned with shrub borders and gated access to Silver Street. Off the rear hall, to the side and rear, is a hardstanding seating area enclosed with a walled boundary with a gate to the side access out onto the neighbours drive (over which there is a right of access) leading round to the rear. A lawn with an inset stepping stone path leads to the garage which has a personal door from the garden. The garage itself has light and power points with ladder access to a mezzanine level which provides extra storage. There are also light and power points and double timber doors to the rear lane.

Across Silver street, a second garden can be found, part of an allotment shared with other property owners in the area. The garden is allocated within the title of the property and is mainly lawned with veg patch, shed and a greenhouse.

Location

Hackforth is a small village and civil parish in the Hambleton district of North Yorkshire, England, about

4 miles north of Bedale. It is home to a primary school, vibrant village hall and the "Greyhound" pub. Nearby settlements include Langthorne and Crakehall.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – C

Tenure – We are advised by the vendor that the property is Freehold

Construction: Standard

Parking is to the rear by the wall or garage (Or in the garage itself). Other properties have a right of way to Silver street and to the rear of their properties.

Strictly no parking to the side of the property.

Conservation Area - Yes

Listed Building - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Combi Boiler

Drainage: Yorkshire Water Responsible For Emptying Septic Tank

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

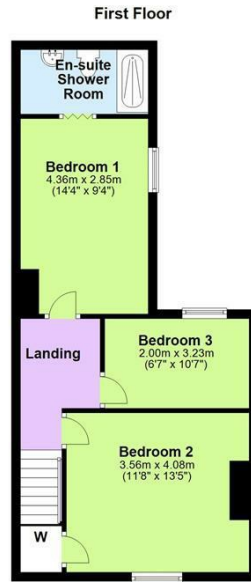
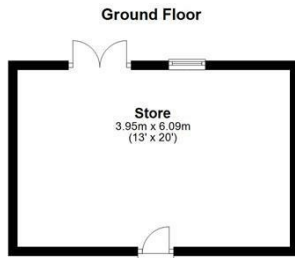
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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