HILLAM

CONSTABLE BURTON, DL8 5LN

£425,000

FREEHOLD

A Spacious Immaculate High Quality Detached Bungalow in a conveniently located rural setting within Lower Wensleydale. Lounge/Dining Room, Kitchen, Inner Hall, 3 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Driveway, Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER E54. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

HILLAM

• 3 DOUBLE BEDROOMS • IMMACULATE • HIGH QUALITY • EN-SUITE AND BATHROOM • PRIVATE GARDEN • AMPLE PARKING • RURAL SETTING • OIL CENTRAL HEATING • UPVC DOUBLE GLAZING

DESCRIPTION

A Spacious Immaculate High Quality Detached Bungalow in a conveniently located rural setting within Lower Wensleydale. Lounge/Dining Room, Kitchen, Inner Hall, 3 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Driveway, Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER E54. NO ONWARD CHAIN.

LOUNGE/DINING ROOM

Oak floor, cast iron wood burner stove with polished granite hearth, 2 vertical radiators, tv point, part open beamed ceiling with LED spotlights. Double glazed tri-fold doors to Rear Garden. Double glazed double doors to Rear Garden.

KITCHEN

Stainless steel one and a half bowl sink unit, polished granite work surfaces, light grey cupboards and drawers with under lighting, built in BOSCH electric oven, 4 ring ceramic hob with glass extractor hood over, built in BOSCH dishwasher, built in SIEMENS washer dryer, fitted American style fridge freezer, vertical radiator, open beamed ceiling with LED spotlights. Double glazed window to front with vertical blinds.

INNER HALL

Oak floor, radiator, access to part boarded loft with light, drop down hatch and pull down ladder. Oak doors to Bedrooms and Bathroom. Glazed oak door to Living Room.

BEDROOM 1

Fitted wardrobes with glass doors, tv point, radiator. Double glazed bay window to front with venetian blinds. Oak doors to En-Suite and Bedroom 1.

EN-SUITE SHOWER ROOM/WC

Fully ceramic tiled walls and floor, wash stand basin with mixer tap, shower cubicle with rainfall shower head and separate head and hose, extractor fan, wc, heated towel ladder. Double glazed window to front with vertical blinds. Oak door to Bedroom 1.

BEDROOM 2

Tv point, radiator. Double glazed window to front with venetian blinds. Oak door to Hall.

BEDROOM 3

Tv point, radiator. Double glazed window to rear with venetian blinds. Oak door to Hall.

BATHROOM/WC

Fully tiled walls, wash stand basin with mixer tap, panelled bath with mixer tap, separate shower cubicle with rainfall shower head and separate head and hose, extractor fan, wc, two heated towel ladders, ceramic tiled floor. Double glazed window to rear with vertical blinds. Oak door to Hall.

OUTSIDE

Front Garden

Comprising lawn, well stocked flower beds, concrete driveway, gravel hardstanding providing further parking, lights, timber entrance gate.

Private Rear Garden

Comprising lawn, well stocked flower beds, fruit trees, granite flagged patio, timber garden shed and wood storage shed, METAL containerised oil fired GRANT boiler, cold water tap, double power socket, lights, concealed plastic oil tank.

SERVICES

Mains electricity and water. Septic tank drainage shared with one neighbouring property with the cost of servicing and emptying being a 1/3 share.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 231275.

Local Authority - North Yorkshire Council – Tel: 0300 1312131 www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
https://checker.ofcom.org.uk

Property Reference – 18731308

Particulars Prepared – August 2025.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

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

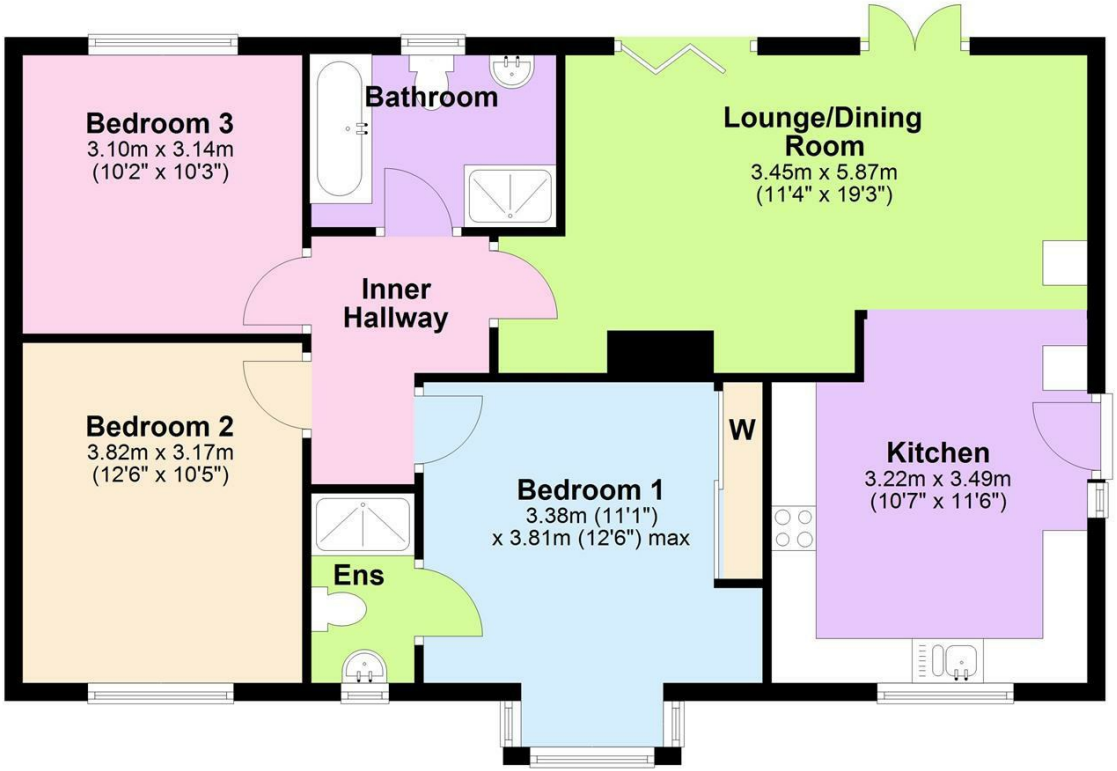
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

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.

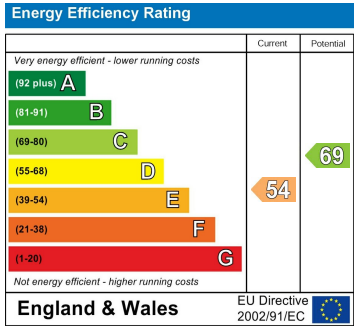
HILLAM

Ground Floor

Approx. 79.9 sq. metres (860.4 sq. feet)



Total area: approx. 79.9 sq. metres (860.4 sq. feet)



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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN
Est. 1967