



4 Pinkney Fields

Hackforth, Bedale, North Yorkshire, DL8 IPS



Robin Jessop

A WELL PRESENTED TWO BEDROOM HOUSE WITH GARDEN AND DRIVEWAY IN A POPULAR VILLAGE LOCATION

- Two Double Bedrooms
- Stone Construction
- Side & Rear Garden
- Off Road parking
- Accessible & Quiet Location
- Viewing by Appointment Only
- Guide Price: £225,000

SITUATION

Bedale 4 miles. Leyburn 9.5 miles. Richmond 9 miles. Northallerton 11 miles (all distances are approximate).

4 Pinkney Fields is situated in an attractive and very accessible location, close to the market towns of Bedale, Leyburn and Richmond. Darlington, Teesside, Tyneside and York are all within easy reach due to the close proximity of the A1.

The property stands well on a quiet cul-de-sac with views towards Hornby Castle Deer Park.

DESCRIPTION

4 Pinkney Fields is a deceptively spacious and beautifully presented two bedroom semi-detached home, constructed in attractive natural stone beneath a tiled roof by the highly regarded local developer Randall Orchard Construction Ltd.

Built in 2017, the property offers modern accommodation ideally suited to first-time buyers, young professionals, downsizers or investors.

The welcoming living room provides a bright and comfortable space, featuring stairs to the first floor and useful understairs storage.

To the rear, the kitchen is fitted with a range of modern units, with space and plumbing for integrated appliances. It provides access to a rear porch and a convenient ground floor cloakroom/W.C.



To the first floor, the property offers two generous double bedrooms, both benefitting from fitted storage, together with a well appointed family bathroom comprising a bath with shower over, wash basin and W.C.

Externally, the property benefits from an attractive enclosed rear garden, providing a private and secure outdoor space ideal for entertaining and family enjoyment. To the front, there is off-road parking, together with an additional separate parking bay.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

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.

WHAT3WORDS

///contained.latitudes.turntable

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

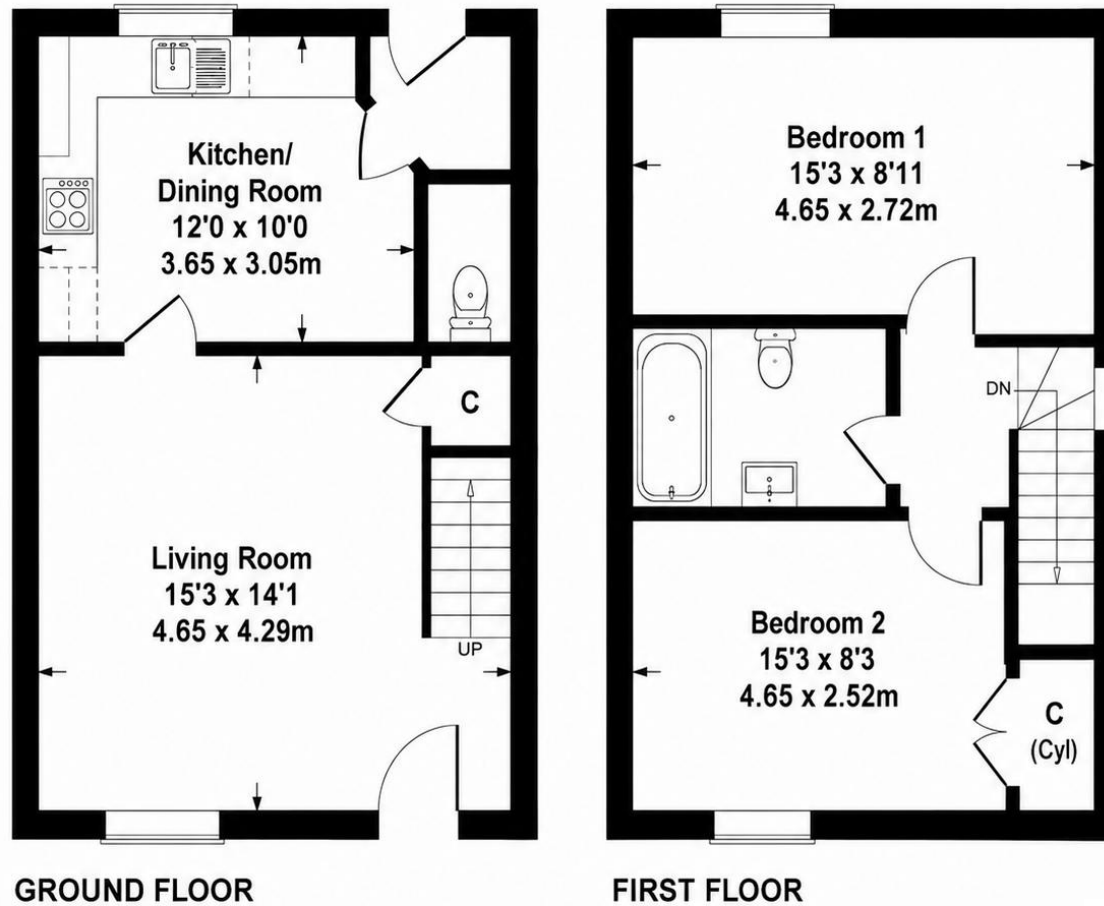
Mains electricity. Mains water. Mains Drainage. Air Source Central Heating.

LOCAL AUTHORITY

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



Approximate gross internal area 70 sq m - 753 sq ft



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Score	Energy rating	Current	Potential
92+	A		121 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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