

Moorestones Ings Houses, Hawes, Wensleydale, DL8 3QT

Offers over £290,000

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*North Yorkshire Folk Only - Very Energy Efficient Newly Built Detached BUNGALOW, quietly situated within Walking Distance of the Marketplace. 2 Double BEDROOMS, 6.46m x 5.61m (21'2" x 18'4") SITTING ROOM, DINING AREA & KITCHEN, large BATH & SHOWER ROOM. Sunny PATIO GARDEN, STORE & PARKING for 3 cars. Air Source Under-floor Heating, Solar Panels & UPVC Double-glazed.
Hawes is a 'magical little market town' (the tourist hotspot of the Yorkshire Dales National Park) with Cumbria & the Lake District to the west. Hawes is set amidst some of the finest scenery to be had, & is home to the world-famous Wensleydale Cheese. Leyburn 16 miles, Sedbergh 15 miles & the M6 about 20 miles. The 'Little White Bus' provides transport around the Dale.
*Local Occupancy Clause – the property is available only to those who live &/or work in North Yorkshire & is to be occupied as a principal private residence - Call for details

RECEPTION HALL
Built-in shelved cupboard with hot-water cylinder & light point. Hatch with ladder access to large, boarded loft.

Double BEDROOM 1. 3.83 m x 3.05m (12'6" m x 10'0")
Including fitted wardrobes, down-lighting & UPVC double-glazed window to front. 'Jack & Jill' door to BATH & SHOWER ROOM – see below.

Double BEDROOM 2. 3.26m x 3.17m (10'8" x 10'4")
Down-lighting & dual aspect with UPVC double-glazed windows to front & side.

Large 'Jack & Jill' BATH & SHOWER ROOM 3.05m x 2.29m (10'0" x 7'6")
Panelled corner bath, separate shower cubicle, washbasin with cupboards under & WC. Down-lighting & heated towel rail. Built-in shelved cupboard with light point. UPVC double-glazed window to side.

SITTING ROOM, DINING AREA & KITCHEN 6.46m x 5.61m (21'2" x 18'4")
A spacious main living area comprising:

KITCHEN 3.15m x 3.12m (10'4" x 10'2")
Fitted with a range of under-lit wall & floor units with Granite worktops & inset 1 & ½ Belfast sink. Rangemaster Infusion range cooker with extractor over, integrated fridge & freezer, integrated wine cooler & washing machine. Down-lighting & tiled floor. UPVC double-glazed window to side. Open to:

SITTING & DINING ROOM 5.64m x 3.32m (18'6" x 10'10")
Oak flooring, down-lighting & hatch with ladder access to large, boarded loft. Dual aspect with UPVC double-glazed windows to rear & UPVC double-glazed patio doors to outside.

OUTSIDE FRONT
Gravelled forecourt & parking area. Side gates to:

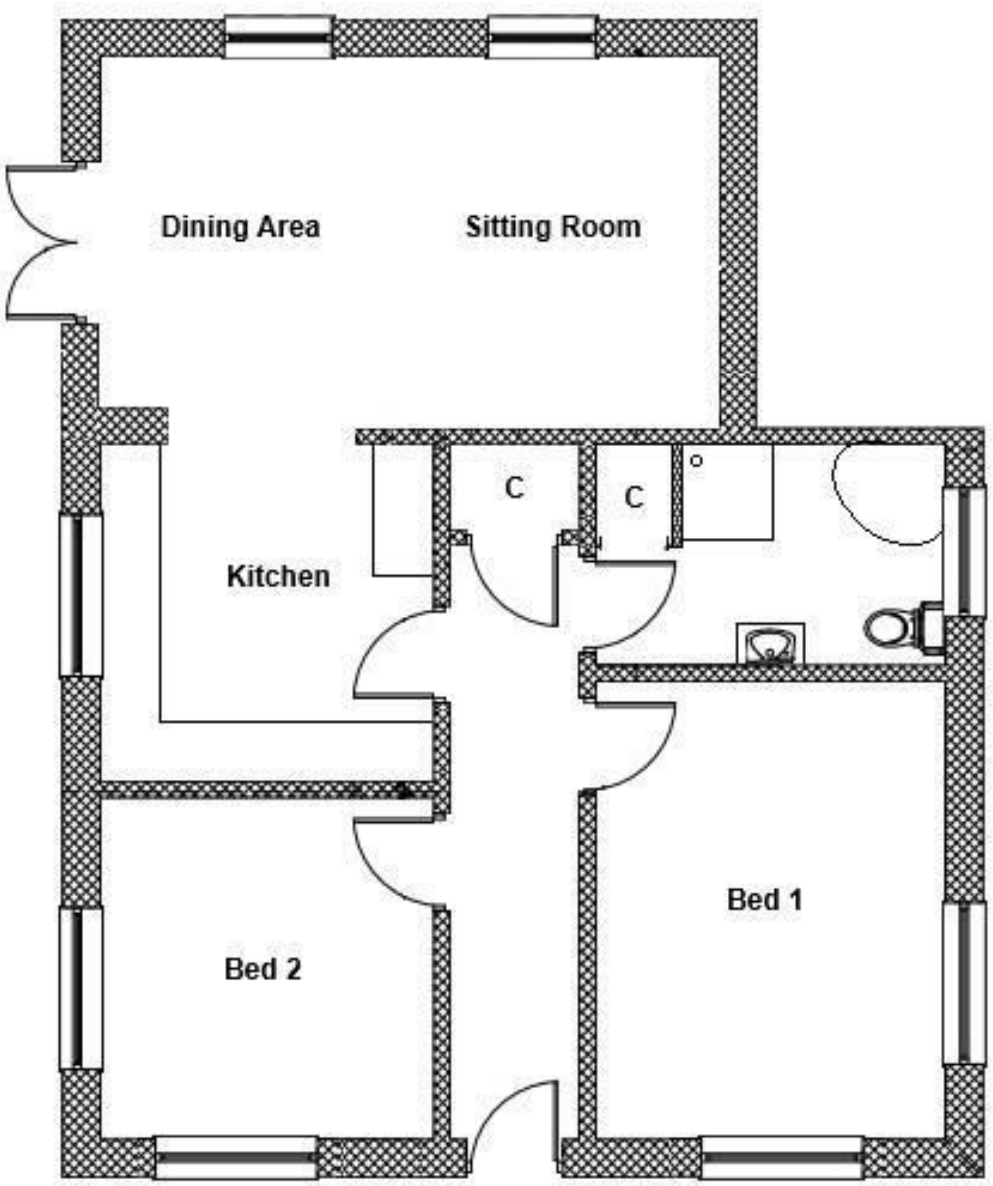
Enclosed PATIO GARDEN
A great stone-flagged & sunny al fresco area with cold-water tap & air source heat pump. Rear gravelled area & well-built STORE (2.19m x 1.99m/7'2" x 6'6") with composite door, light & power.

NOTES
(1) Freehold
(2) *Local Occupancy Clause – the property is available only to those who live &/or work in North Yorkshire & is to be occupied as a principal private residence - Call for details
(3) Council Tax Band: B
(4) Air Source Heating (Under-floor), Solar Panels & UPVC Double-glazed. The Solar Panels heat the hot water & also feed the Air Source Heat Pump; the Feed-in Tariff is returned to the grid.
(5) Mains Water, Electric & Drainage
(6) EPC: 81-B





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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	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	




KITCHEN
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