



Ings Lane, Beal, DN14 0SJ

Offers in Region of **£250,000**





- Detached Two Bedroomed Bungalow
- Driveway and Garage
- 63 Sq. M / 677 Sq. Ft.
- South Facing Rear Garden
- Brick Built Construction
- FREEHOLD
- Mains Gas Central Heating. Mains Electricity
- Mains Water. Mains Drainage
- EPC Rating 'TBC' ()
- Council Tax Band 'C'



Hard to find! A two bedroomed, detached bungalow with driveway parking, garage and South facing rear garden!

Come on in, the square shaped lounge boasts a pretty picture window overlooking the front garden. A feature gas fireplace sits centre stage. This room is large enough for a three piece suite.

The heart of the home, the dining kitchen with space for dining table boasts a wealth of cupboard and worksurface space – enough for the keenest of cooks! The dining kitchen allows access to the conservatory and out into the rear garden and patio.

The principal bedroom offers space for a double bed and offers rear garden views and built in cupboard space. The second bedroom is also a double.

The family bathroom boasts a panel bath, separate shower, pedestal wash hand basin and close-couple w.c.

Outside to the front is a low maintenance garden with driveway at the front leading down the side of the property to the detached garage. There is parking for several cars if needed.

The South facing rear garden has a generous patio area with fenced lawned area. It is low maintenance but as its South facing it will be a lovely sun trap for those delightful summer evenings.

Important Information

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor Building 1

Approximate total area⁽¹⁾

77.7 m²

835 ft²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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