



## Willow Croft, Hackforth

Offers in The Region of £385,000

Centrally positioned in this highly regarded and conveniently positioned village, Willow Croft is a generous three bedroomed detached bungalow with an open countryside aspect. The layout comprises a living room, a kitchen, a cloakroom, three double bedrooms and a shower room. Externally there is driveway parking, a garage and a lovely garden with open countryside views. An early inspection is strongly advised!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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## **Entrance Porch:**

Accessed via a part glazed door, with exposed stone, a window to the front of the property and a part glazed door and side panel into the hallway. An ideal space for coats and shoes.

## **Hallway:**

The welcoming hallway has a radiator, a useful storage cupboard and loft access. The loft space is part boarded and has a pull down ladder.

## **Bedroom 2/Study/Family Room:**

Currently used as a study but would also lend itself as a second double bedroom, with a cupboard housing the hot water tank, a radiator, two windows overlooking the rear of the property and a door to the living room.

## **Living Room:**

A spacious room perfect for relaxing, the focal point of the room is the open fireplace, there is wall lighting, two radiators and windows to the front and rear of the property bringing in plenty of light.



The living room would also provide ample space for a dining area.

## **Kitchen:**

Comprising a range of quality wall and base units with complimenting granite and wood worktops, integrated is a Belfast sink, an undercounter fridge, a washing machine and a Rangemaster (electric) with an extractor fan over.



With a stone tiled floor, two radiators, windows to the rear and side of the property and a door providing access to the garden.



## **Cloakroom:**

Providing space for hanging coats, a sink, a wc, a radiator and a door to the front of the property.



### **Bedroom 1:**

A double bedroom with a radiator, a TV point and a window providing wonderful countryside views.



### **Bedroom 3:**

A third double bedroom, with built in wardrobes, a window to the front of the property and a radiator.



### **Shower Room:**

Fully tiled, comprising a cubicle with a mains fed shower, a pedestal sink, a wc, a heated towel rail, an extractor fan and a frosted window to the rear of the property.



### **External:**

To the front of the property is a front garden with mature shrubbery and off road driveway parking.

Whilst to the rear is a lovely lawned garden with a patio area and a covered seating area. The property enjoys open aspect countryside views.

The single garage has power, light and an electric roller door. There is an electric car charging point on the driveway.



### **Additional Information**

The postcode is DL8 1NR, the Council Tax Band is D.

The property has Oil Fired Central Heating, the tank is located at the side of the property and is in line with current regulations.

There is a septic tank which is located in the rear garden.

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### 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.