



Applegarth

Station Road, Crakehall, Bedale, North Yorkshire, DL8 1HJ



Robin Jessop

A UNIQUE BUNGALOW IN NEED OF MODERNISATION SET WITHIN A LARGE PLOT.

- Spacious Bungalow
- Two Double Bedrooms
- Updating Required Throughout
- Large Plot and Attractive Garden
- Popular Rural Village
- Accessible Location
- Guide Price: £300,000

SITUATION

Bedale 2 miles. Leyburn 8.5 miles. Richmond 9.5 miles. Northallerton 10 miles. Darlington 19 miles. (All Distances are Approximate).

The property is attractively situated just off the village green in the popular village of Crakehall. Crakehall is conveniently located just west of the popular and thriving market town of Bedale where there is a wide range of facilities and amenities. It is also well placed in relation to other popular market towns including Leyburn, Richmond and Northallerton and within reasonable travelling distance to the A1(M) bringing larger centres such as Darlington, York and Leeds into a commutable distance.

DESCRIPTION

Applegarth is an attractive bungalow set in a good sized plot and nicely tucked away in this popular rural village. The property does require updating throughout. However, it has the potential to create a fantastic property, which will appeal to a number of buyers.

Internally, the property is entered into via a welcoming reception hall which provides access to the two good sized double bedrooms, bathroom, separate W.C. and living room with log burner. The rear of the property also features an open kitchen overlooking the rear garden with a conservatory leading to the garden. The property offers great potential to increase the current living accommodation by an extension subject to gaining the correct planning permission.

Externally, the property features an attractive wrap around lawned garden with a parking area to the side and at the rear with a timber garage. The rear section of the garden features a number of mature fruit trees.



GENERAL REMARKS & STIPULATIONS

VIEWING

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

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

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///winds.success.mixes

Agents Note

It is unknown who owns the track to the east of the property, however our clients have a prescriptive right of way over it due to extensive use.

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. Oil Central Heating

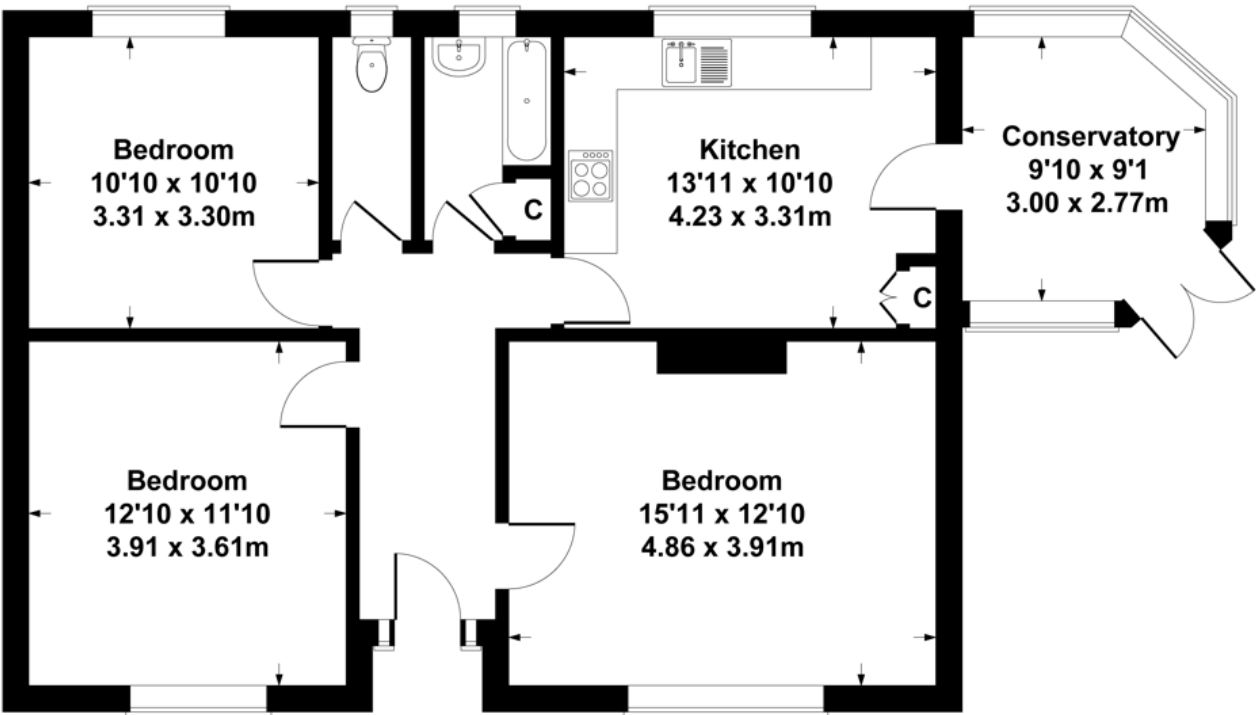
LOCAL AUTHORITY

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



Applegarth, Crakehall, DL8 1HJ

Approximate gross internal area
House 83 sq m - 893 sq ft



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.

Produced by Potterplans Ltd. 2025

Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		