

**1 NORTH ROAD  
HACKFORTH, BEDALE DL8 1PA**



**A Newly Constructed Superior Five Bedroomed Detached Family House in Semi Rural Location but Nevertheless Ideally Placed for Access to the Main Arterial Road Networks**

- Beautifully Fitted Large Kitchen / Diner
- Internal Oak Doors Throughout the Property
- Intercom System to Communal Entry Gates
- Double Garage with Electric Roller Doors
- LPG Central Heating
- Low Energy Lighting & Some USB Points

**Price: £475,000**

# 1 North Road, Hackford, Bedale DL8 1PA

## SITUATION

The property is located in the small village of Hackforth which is about four miles from Bedale via the A.684. It is on a small development which comprises an attractive range of architect designed craftsmen built 5 bedroomed superior detached properties of character and distinction situated on an exclusive small scale gated development.

## ACCOMMODATION

### Entrance Hall

### Downstairs WC

### Sitting Room

8.77m x 4.16m (28'9" x 13'8")

Having feature Inglenook fireplace with inset wood burning stove. French doors opening out onto rear sun terrace and garden. Numerous power points and light points.



### Family Kitchen/Dining Room

8.77m x 3.61m (28'9" x 11'10")

With numerous base and wall cupboards, work surfaces with inset 1 1/2 bowl stainless steel sink unit with single drainer and mixer tap. Breakfast bar. Integrated dishwasher.



### Utility Room

2.64m x 1.67m (8'8" x 5'6")

With an integrated fridge/freezer. Space for washing machine and tumble dryer.

From the Hallway are

Curved Stairs to First Floor

First Floor Landing leading to:

### Master Bedroom

5.49m x 5.35m (18' x 17'7")



En Suite Bathroom to Master



**Bedroom No. 3**

**4.08m x 3.61m (13'5" x 11'10")**

With Juliet balcony. Built in wardrobes with solid oak doors.



**En Suite Shower Room**

**Bedroom No. 5**

**3.61m x 3.41m (11'10" x 11'2")**

Built in wardrobes with solid oak doors.



**Family Bathroom**

**Bedroom No. 4**

**4.16m x 3.51m (13'8" x 11'6")**



**Bedroom No. 2**

**4.16m x 3.06m (13'8" x 10'1")**

With Juliet balcony.



**En Suite Shower Room**

**OUTSIDE**

**Attached Garage**

**5.49m x 5.44m (18' x 17'10")**

**GENERAL REMARKS & STIPULATIONS**

**VIEWING** – By appointment through the Agents.

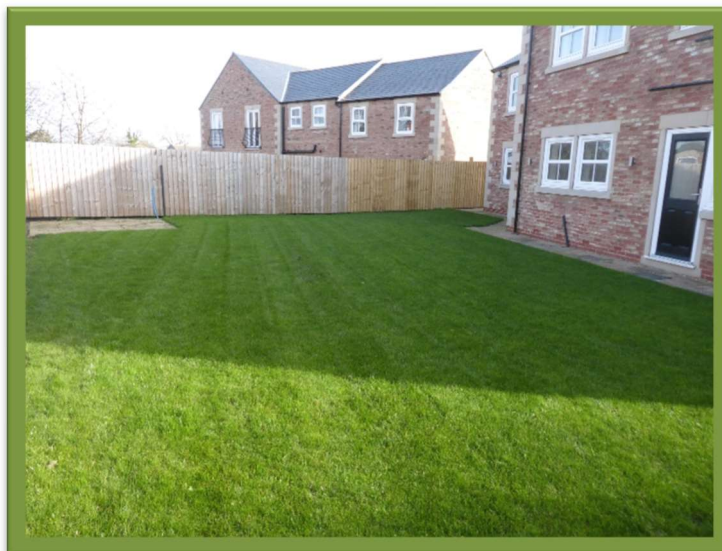
**SERVICES** – Mains Water, Electricity & Drainage. LPG fired central heating.

**TENURE** – Freehold with Vacant Possession upon Completion.

**LOCAL AUTHORITY** – Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire - Tel: (01609 779977)

**COUNCIL TAX BAND** – The property will be rated on first occupation.





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