

S.4650

Northallerton
Estate
Agency 

PLOT 5

HACKFORTH, BEDALE

**A Rarely Offered Opportunity to Purchase a Superior
5-Bedroomed Residence on a Gated Development
in Highly Desirable North Yorkshire Village**



Available Now

**An Opportunity to Purchase Off Plan
With Scope to Personalise Internally to
Purchasers Requirements**

OFFERS IN THE REGION OF: £475,000

Plot 5, Hackforth, Nr Bedale

SITUATION

Catterick	3 miles	Tunstall	4 miles
Langthorne	1 mile	Bedale	4 miles
Leyburn	9 miles	Crakehall	2 miles
A.1	4½ miles	A.19	17 ½ miles
Leeds	47 miles	Newcastle	51 miles
Northallerton	10 ½ miles	Teesside	33 miles

(All distances are approximate)

This exclusive gated development is very attractively situated in the centre of this much sought after, highly desirable, traditional North Yorkshire village which is situated within excellent commuting distance of Bedale, Catterick, the A.1, Darlington, Teesside, Leeds and Newcastle and surrounding areas and will enjoy excellent access onto the minor roads that pass through the village.

The site overall occupies a superb position in the centre of the village from which all dwellings will enjoy an attractive outlook and a high degree of privacy.

The village of Hackforth enjoys the benefit of a local Inn, Village School and Village Hall and there are good shopping facilities available in the market town of Bedale and Catterick village.

A full and comprehensive range of educational, recreational and medical facilities are available at Bedale and Northallerton both of which are within very convenient commuting distance. The village itself is ideally placed for commuting with the A.1 trunk road only approximately 1.5 miles away which links into the A.66 Transpennine route and the A.19 to the south all of which provide excellent commuting to the local and national major centres of commerce.

There are main line train stations at Northallerton and Darlington on the East Coast main line linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, Leeds, Manchester, Liverpool and Manchester Airport.

AMENITIES

Shooting & Fishing – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local renowned rivers and ponds.

Racing - Catterick, Thirsk, York, Ripon, Sedgefield, Beverley, Doncaster and Newcastle.

Golf - Catterick, Darlington, Bedale, Northallerton, Thirsk and Masham.

Schools - The area is well served by good state and independent schools. There is a local Primary school within the village together with further Primary schools at Catterick, Bedale,

Richmond and Northallerton. Private Prep schools at Cundall, Aysgarth and a number of other renowned schools within the area. Local comprehensive schools to be found at Catterick, Bedale, Northallerton and Richmond whilst independent schools can be found at Ripon, Polam (Darlington), Ampleforth, Queen Mary's at Baldersby, Teesside High, Yarm, Barnard Castle and Queen Ethelburga's.

Walking & Cycling - the area is well served for good walking and cycling with some particularly attractive countryside and scenery around the village and across to the North Yorkshire Dales.

Equine – the area is situated in an excellent location for good equine activities with riding centres at Catterick/Richmond

Hunting - The property is within the Bedale Hunt country and within easy boxing distance of other renowned packs including the Hurworth, York & Ainsty, Sinnington & Bramham Moor.

Leisure Centres – Richmond, Bedale, Northallerton, Darlington & Catterick.

Additional leisure activities in and around include football, rugby, cricket and there are a number of gyms in the area.

DESCRIPTION

The property comprises an architect designed craftsman built 5-bedroomed detached family house of character and distinction situated on a small scale gated development in this highly sought after North Yorkshire Village. The property will enjoy landscaped grounds and gardens to three sides, all nicely arranged behind walled boundaries with extensive lawn and shrubberies. Externally the property will enjoy base in the rear garden suitable for pergola, hot tub or entertainment area and will be provided with the benefit of light and power.

The properties will enjoy stone mullioned windows with sealed unit double glazing, oak doors to all rooms with chrome furniture, quality superior oil fired central heating and full electric garage doors.

Internally the property will be finished to a very high standard with quality fittings and appliances throughout. An indication of the proposed fittings is given within the accommodation but the property will enjoy the benefit that the discerning purchaser can personalise to their own requirements and there will be allowances made for kitchens and bathrooms. A representative proposal for the kitchen and utility room will be on show at the property.

The offering of No. 5 represents an all too rare opportunity for the discerning purchaser to acquire a substantial quality constructed superior 5-bedroomed family house in a gated development in a superb rural location within easy reach of excellent transport networks.

Early inspection recommended.

The property is accessed via electric gates to the main entrance of the development where there is an intercom system to each property.

ACCOMMODATION

Entrance Hallway

With stairs to first floor. Under floor heating. Oak staircase to first floor. Door to:

WC

1.00m x 2.35m

White suite comprising wash basin and WC. Extractor fan. Underfloor heating.

Lounge

8.83m x 4.22m plus bay

Ample power points. Feature fireplace with wood burning stove. Under floor heating. TV point. Down lights. UPVC sealed unit double glazed french windows leading onto front garden.

Utility Room

1.7m x 2.69m

Range of base and wall cupboards. Underfloor heating. Power points. Down lights.

Door to:

Kitchen /Breakfast Room

4.32m x 3.69m

Attractive range of base and wall cupboards. Work surfaces with inset double bowl, single drainer sink unit. Cooker point. Extractor fan. Fitted breakfast bar. Underfloor heating. Down lights.

Dining Room

4.94m x 3.67m

Underfloor heating. Down lights. Power points. Data point.

Oak Staircase to First Floor

Landing

Pendant light over staircase. Power point. Down light. Airing cupboard housing lagged cylinder and shelved storage.

Master Bedroom

5.45 x 5.51

Built in wardrobes. Two radiators. TV point. Down lights. Data point. Ample power points. TV point.

En Suite

2.26 x 1.92

Large Shower cubicle. Suite comprising white wash basin and WC. Heated towel rail.

Bedroom No. 2

4.22m x 3.44m

UPVC sealed unit double glazed french doors onto Juliet balcony. TV point. Radiator. Downlights. Power points.

En Suite

1.87m x 3.10m

Corner shower cubicle. White suite comprising wash basin and WC. Towel rail. Down lights.

Bedroom No. 3

3.80m x 4.14m

UPVC sealed unit double glazed french doors onto Juliet balcony. Large built in wardrobes. Down lights. Power points. TV point.

En Suite

2.22m x 2.24m

Corner shower cubicle. White suite comprising wash basin and WC. Heated towel rail. Down lights.

Bedroom No. 4

3.80 x 3.64

Large built in wardrobes. Light points. Power points. Radiator. Downlights. Data point.

Bedroom No. 5

4.22m x 3.37

Large built in wardrobes. Radiator. TV point. Downlights. Power points.

Family Bathroom

2.24 x 2.69

White suite comprising panelled bath with overhead shower. Built in unit housing wash basin and WC. Heated towel rail. Downlights. Mirror light.

Integral Double Garage

5.15m x 5.4m

With electrically operated doors to front. Pedestrian door to side.

Gardens

The property will enjoy landscaped grounds and gardens to three sides, all nicely arranged behind walled boundaries to the rear with extensive lawn and shrubberies. Externally the property will enjoy base in the rear garden suitable for pergola, hot tub or entertainment area and will be provided with the benefit of light and power.

GENERAL REMARKS & STIPULATIONS

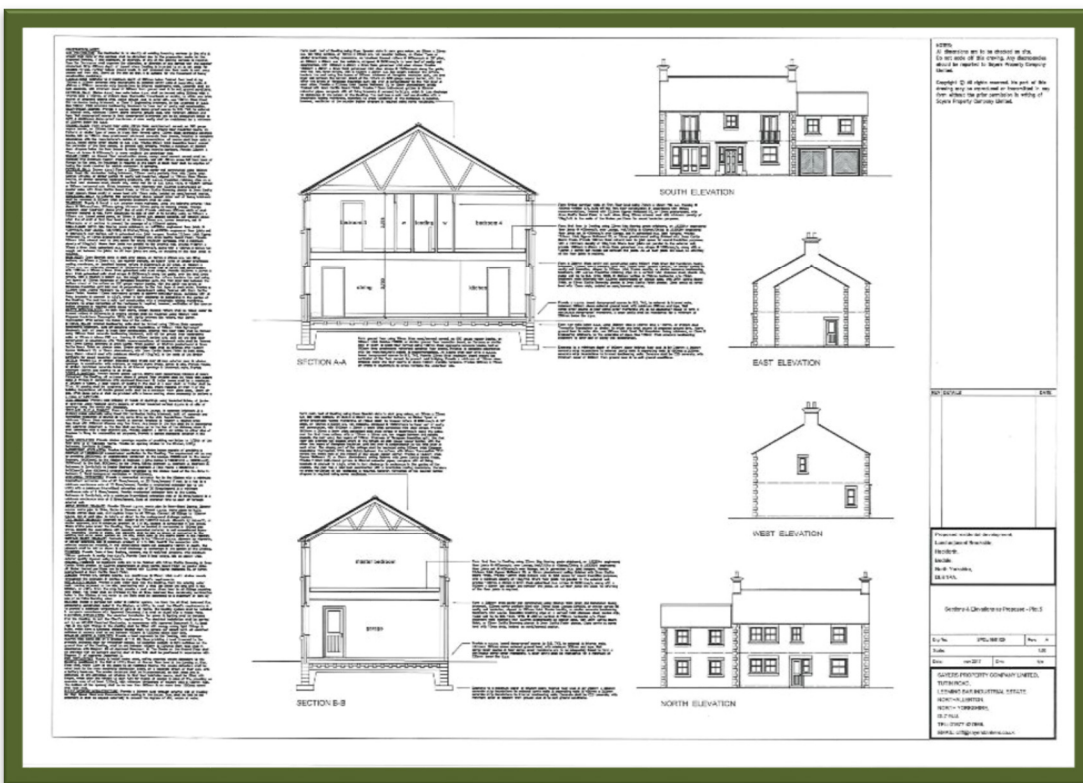
VIEWING – By appointment through the Agents.

SERVICES – Mains Water, Electricity & Drainage. Oil 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.



COMMITMENT

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.