



THE BUNGALOW, LITTLE FENCOTE, NORTHallERTON
NORTH YORKSHIRE, DL7 0RR



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CHAIN FREE – Enjoying an enviable position overlooking the picturesque village green, this attractive detached bungalow offers two double bedrooms, generous driveway parking, beautifully maintained gardens, a detached workshop and excellent privacy. A new air-source heat pump central heating system is scheduled for installation, including new pipework, radiators, hot water cylinder and smart controls. Occupying a generous plot with potential to extend (subject to consents), this is an excellent opportunity in one of the area's most sought-after village settings.

- Prime Village Green Setting
- Detached Two Double Bedroom Bungalow
- New air-source heat pump central heating system being installed
- Private, Established Gardens
- Workshop & Ample Parking
- Generous Plot with Potential to Extend (STPP)
- No Direct Overlooking to Front or Rear

OFFERS IN EXCESS OF £365,000

GET IN TOUCH

youngsrps, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

Occupying a superb position overlooking the picturesque village green, this detached bungalow enjoys an enviable setting within one of the area's most desirable villages. Set well back from the road, the property offers excellent kerb appeal together with a wonderful sense of privacy, enjoying an open outlook to the front and an attractive rear garden that is not directly overlooked.

Works are currently ongoing, with a completely new central heating system scheduled for installation during the conveyancing process. This will comprise a new air-source heat pump, new pipework, radiators throughout, a new hot water cylinder and smart heating controls. The improvements are expected to enhance the property's energy efficiency and result in an improved EPC rating once the new system has been installed and reassessed.

A welcoming entrance hall provides access to all principal rooms and offers useful space for coats and shoes. The generous sitting room is positioned to the front of the property, where a large picture window frames delightful views across the front garden towards the village green beyond. The existing marble fireplace provides an attractive focal point to the room.

Situated to the rear, the kitchen enjoys pleasant views over the garden and is fitted with a range of oak-effect wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric oven, hob and extractor hood, whilst there is space and plumbing for a washing machine together with space for a tall fridge freezer. A useful built-in storage cupboard and room for a breakfast table complete this practical and well-planned space, with an external door providing direct access to the garden.

The bungalow offers two well-proportioned double bedrooms, each enjoying attractive outlooks over the surrounding gardens. The bathroom comprises a white suite including a bath with shower over, WC and wash hand basin.

Externally, the property continues to impress. A generous driveway and turning area provide ample off-street parking for several vehicles, with additional space suitable for a





caravan or motorhome if desired.

The established gardens are a particular feature of the property. The front garden is laid predominantly to lawn with mature trees, shrubs and well-stocked borders creating an attractive first impression. To the rear, a private and beautifully established garden has been thoughtfully maintained and enjoys a high degree of privacy, being mainly laid to lawn with mature planting, fruit trees and a paved seating area, providing a delightful space in which to relax and enjoy the peaceful surroundings.

A substantial 8ft x 12ft tongue-and-groove workshop provides excellent storage or workspace for those with hobbies or DIY interests. The generous plot may also offer scope to extend the property, subject to the necessary planning permissions and building regulations.

LOCATION

Little Fencote is a charming and highly regarded rural hamlet centred around an attractive village green, offering a peaceful setting amidst the beautiful North Yorkshire countryside. Despite its idyllic location, the village enjoys excellent accessibility, with the nearby market town of Northallerton providing a comprehensive range of shops, supermarkets, cafés, restaurants, leisure facilities and well-regarded schools. The A1(M), A19 and Northallerton railway station are all within easy reach, making the area well suited to commuters travelling to York, Leeds, Newcastle and London. Surrounded by open countryside and ideally positioned between the North York Moors and the Yorkshire Dales National Parks, Little Fencote offers an enviable lifestyle combining rural charm with excellent connectivity.

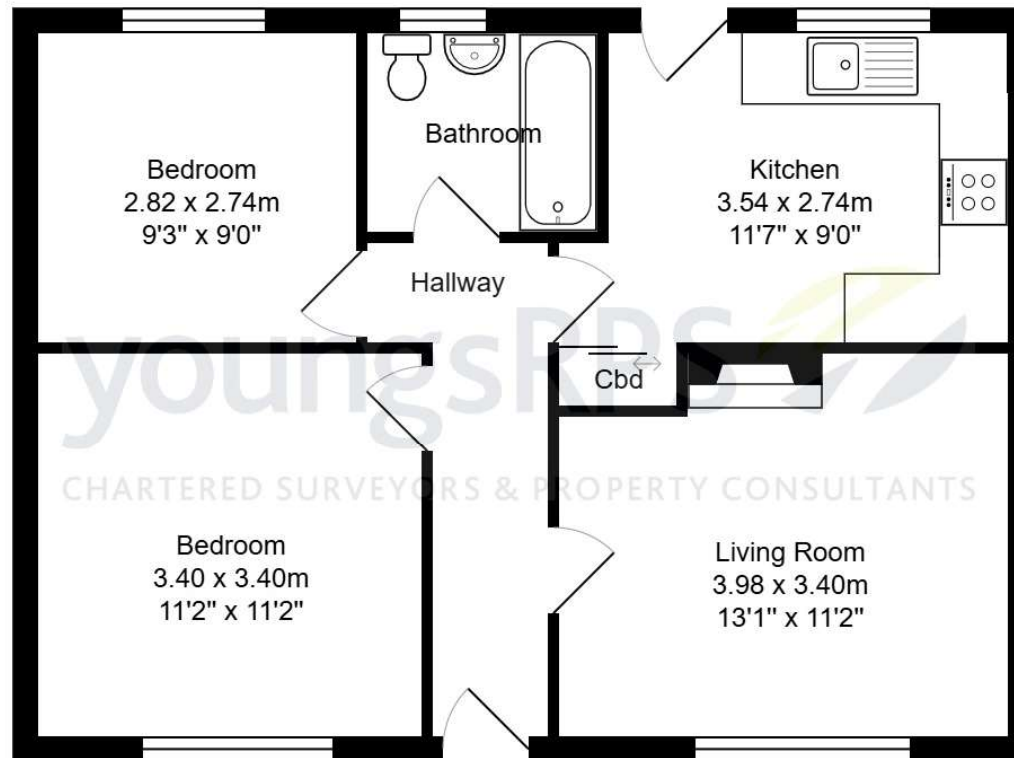
Viewings, Services, Charges & Tenure

Strictly by appointment only. Please contact the Agent on 01609 773004. Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water. North Yorkshire Council Tax Band D. The property is Freehold.

Agent's Notes

The property is EPC Rating E.

Free Market Appraisal - We will be pleased to provide unbiased and professional advice,



Total Area: 56.0 m² ... 603 ft²

All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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