



**BEECH DENE BULLAMOOD,
NORTHALLERTON, DL6 3RQ
OFFERS IN THE REGION OF £550,000**



Northallerton
Estate Agency

Bullamoor, Northallerton

DL6 3RQ

This property comprises a brick built 4-bedroom bungalow with clay tile roof situated on a large size plot with approximately 5 acres paddock included. The property is situated on the outskirts of Northallerton with great connections to Northallerton, Thirsk and both the A19 & A1. The property enjoys a spacious layout, UVPC throughout and oil-fired central heating.

- 4-bedroom bungalow
- Ideal family home
- Paddock of approximately 5 acres
- Highly sought after location
- Spacious





Call us to arrange a viewing on **01609 771959**

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The property occupies a tremendous position on Hailstone Moor with views out to the front across to the Hambleton Hills whilst to the rear and side there are views onto the paddocks and adjacent farmland. The offering of Beech Dene presents an all too rare opportunity to acquire a rural dwelling with tremendous scope for extension or redevelopment subject to purchaser's requirements and necessary planning permissions.

Entrance porch

Entering through a UVPC door with glazed light, ceiling mounted light point, radiator, windows allowing a high degree of natural light.

Sitting room

Ceiling light point, TV point, feature fireplace comprising tile surround and hearth, wooden mantle shelf and inset open grate.

Living kitchen

Large spacious kitchen with base cupboards, work surface with inset single drain single bowl stainless steel sink unit, cupboard storage with shelving, ceiling light point x 2, space and point for fridge freezer, double radiator, central island with wood worksurface and cupboards underneath both sides. Door to pantry.

Pantry

Space and plumbing for dishwasher and electric cooker, built in storage cupboard.

Utility & W/C

Space and plumbing for washing machine, ceiling light point, pedestal washbasin, oil fired boiler, door to W/C.

Bedroom 1

Ceiling light point, 2 x fitted wardrobes with cupboard to the side with inset sink unit, TV point, double radiator.

Bedroom 2

Ceiling light point, double radiator.

Bedroom 3

Ceiling light point, double radiator, wide range of bedroom furniture comprising 2 x double wardrobes, central dressing table, built in sink unit with cupboard storage below.

Bedroom 4

Ceiling light point, double radiator, built in storage cupboard.

Bathroom

Green suite comprising toilet, panelled bath, glass shower screen with electric shower over, tiled walls, pedestal washbasin, wall mounted bathroom cabinet.

Garden

Externally the property enjoys a large garden with a number of established trees and hedges, and a further 5 acres (approx.) grass paddock which is an ideal for grazing or equestrian use.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE ????

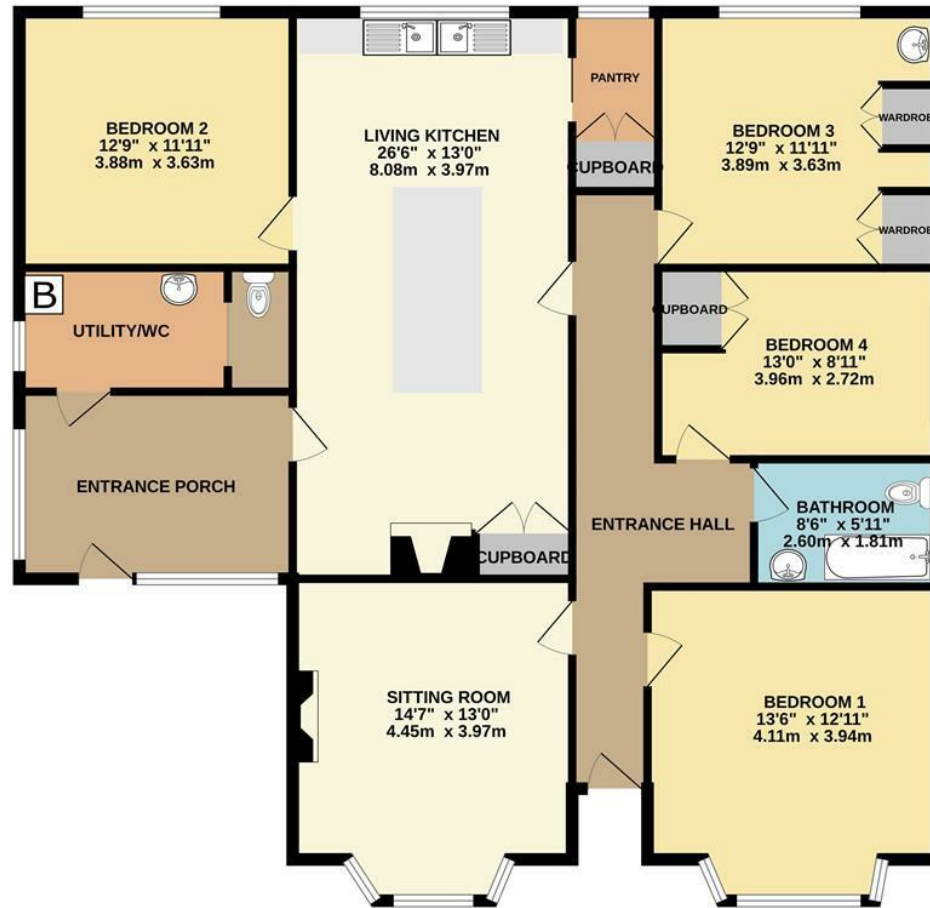
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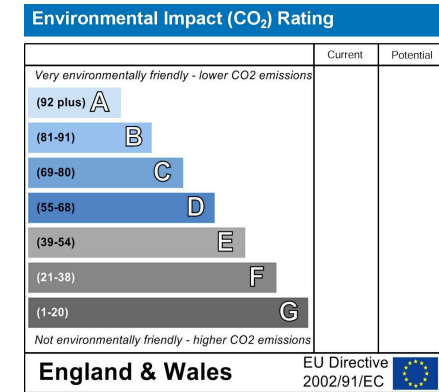
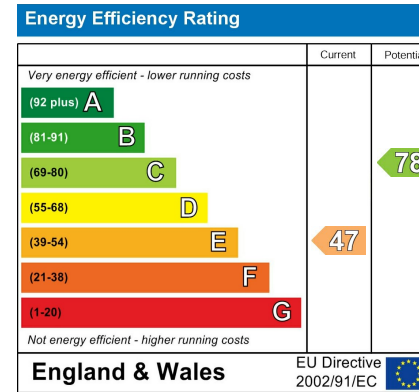
GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



BEECH DENE, BULLAMOOR, NORTHALLERTON, DL6 3RQ.

TOTAL FLOOR AREA: 1522 sq.ft. (141.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 important 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.

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