

Greystones

Ings Lane, Snape, Nr Bedale, North Yorkshire, DL8 2TQ



A detached 3 bedroom bungalow situated in this sought-after village close to Bedale and Masham with views over the fields behind.

Bedale 3 ½ hours, Masham 5 miles, Ripon 10 miles, Harrogate 22 miles, A1 5 miles, Northallerton Train Station 11 ½ miles.

**OFFERS IN
THE REGION OF**

£315,000



Greystones accommodation: - Sitting room, kitchen, 3 bedrooms and a family bathroom. Garden, garage, 2 store sheds and off-street parking.

The Property

Steps lead up to the front door and into the hallway. The sitting room leads off the hall and has an open fireplace with a log burner in situ. The room has dual aspect with views over the front garden and to the side. The kitchen is at the rear of the property and has a good range of base and eyelevel units with ample work surfaces with a stainless-steel sink unit, electric hob unit with a double electric oven below and extractor fan above. There is an integrated dishwasher and fridge/freezer. Views are over the rear garden and there is a door leading to a boot room which in turn has a door leading to the garden. There are 3 bedrooms and a family bathroom with a panel enclosed bath, wash hand basin, low level WC and tiled walls with a vanity unit.

Outside

The gardens are to the front and rear of the house and are laid mainly to lawn. There is a path leading to the front door at the front and a driveway leading to the garage and providing off street parking. Behind the garage there is a store and further outbuilding. The rear garden is laid to lawn with vegetable borders and views over the field at the rear.

Location

Greystones is situated near the end of Ings Lane at the Eastern end of the village overlooking the fields at the rear. The village of Snape is highly sought after and is home to Carrick's fine food shop specialising in fresh fish and vegetables as well as the excellent Castle Arms Inn. Snape Castle was built in 1430 and has been the home to many historical people of note including Catherine Parr who was the last wife of King Henry VIII and so Queen of England from 1543 until 1547. There is also the Snape Community Primary school in the heart of the village and the delightful Thorpe Perrow Arboretum just outside the village. The Market towns of Masham and Bedale are close by with a good range of shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, banks, with an excellent doctors' surgery in Masham.

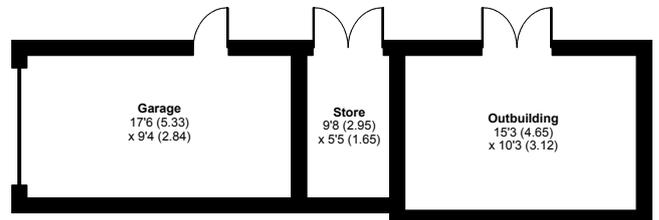
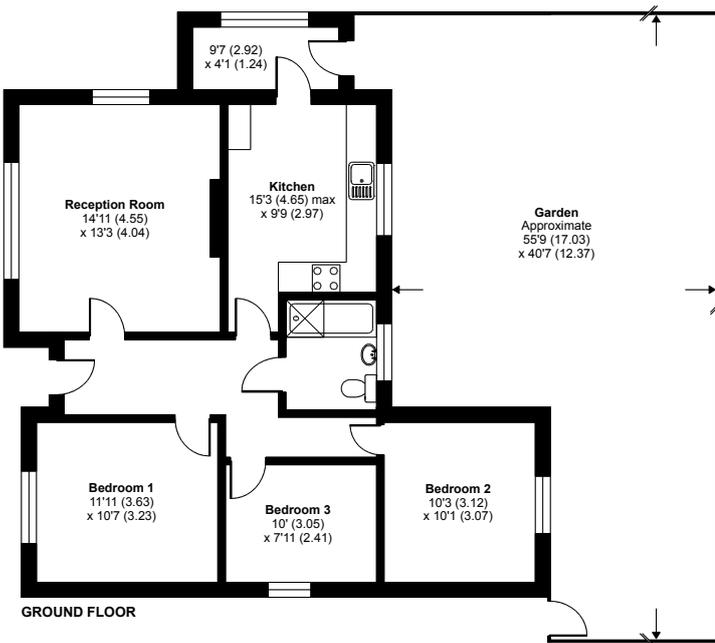
The A1 is approximately 5 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 11 ½ miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh.

The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance and the countryside around Snape offers delightful riding and walking opportunities and has many local attractions



FLOORPLANS

Ground Floor





Services

Mains water, electricity and drainage. Oil fired central heating.

Council Tax

Council tax is payable to Harrogate District Council.

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Directions

Leave Bedale on the Masham road. After approximately 1 mile turn left to Snape. After a further mile turn left to Snape and carry on into the village. Drive through the village and when the road swings around to the right keep straight on into Ings Lane. Greystones will be found near the end on the right.

Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

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Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.