



2 PASTURES GREEN  
Patrick Brompton, Bedale



**GSC GRAYS**

PROPERTY • ESTATES • LAND

---

# 2 PASTURES GREEN

Bedale, North Yorkshire, DL8 1LE

An attractive and recently extended detached bungalow situated in the heart of the village of Patrick Brompton. This immaculately presented home offers spacious accommodation which has been modernised to a high specification.

## ACCOMMODATION

This superb home offers a contemporary dining kitchen, sitting room with multi-fuel stove, three double bedrooms, including a principal en-suite and impeccable house bathroom. Sitting on an extensive plot with gardens to the front and rear with private parking, garage and views over open fields to the rear.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

15 High Street, Leyburn, North Yorkshire, DL8 5AQ

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK

---



## Accommodation

The front door leads into the entrance hallway.

## Entrance Hallway

With doors leading to the living accommodation and bedrooms. Parquet engineered oak flooring, oak doors, loft access and cornicing detail.

## Dining Kitchen

A good range of wall and base units with a navy and light grey frontage and granite work surfaces. There is an island with a breakfast bar pop up socket, wine cooler and Bosch microwave. Integrated appliances include a dishwasher, space for a Range style cooker with a granite splashback and extractor hood above, space for an American style fridge freezer, window to the side, patio doors leading out to the rear gardens, roof light with feature lighting, space for a dining table, Parquet engineered oak flooring and a door leading into the utility.

## Living Room

With a dual aspect, bay window to the front and two windows to the side, a multi fuel stove with a granite hearth and oak lintel above, cornicing detail.





### Utility Room

With a range of wall and base units with cream frontage and solid wood work surfaces, ceramic sink with mixer tap, plumbing for a washing machine and tumble dryer, tiled flooring, windows to the rear front and side and a door leading to the front. This is where the oil boiler is housed.

### Bedroom One

A double bedroom with a window overlooking the rear gardens, good range of fitted wardrobes and storage, cornicing detail and a door leading to the en-suite shower room.

### En-suite Shower Room

With a walk-in double shower with rain water shower head and hand held attachments, vanity wash hand basin, low level WC, extractor fan, tiled flooring and a heated towel rail.

### Bedroom Two

A double bedroom with a window overlooking the front gardens, range of fitted wardrobes, cornicing detail.



### House Bathroom

A contemporary suite comprising a double walk-in shower with rain water shower head and hand held attachment, double vanity basins, free standing roll top bath with shower attachment, low level WC, tiled flooring, frosted glazed window to the rear, two traditional towel rails and a storage cupboard.

### Bedroom Three

A double bedroom with a window overlooking the rear gardens.

### Externally

The property is approached by wrought iron double gates onto a driveway providing private parking for several vehicles. There is a substantial garden to the front which is mainly laid to lawn, with well stocked flower beds and borders. There is a pathway to both sides of the property leading round to the rear gardens. To the rear of the property, there is a substantial garden which is mainly laid to lawn with fenced and hedged boundaries. There is a spacious raised stone flagged patio seating area with a stone paved pathway leading round the perimeter of the property. There is also an area separated by box hedging with raised vegetable boxes and a gravelled pathway around the perimeters. The gardens have various well stocked flower beds, an external power socket, water tap and lighting. The oil tank is housed in the rear gardens.

### Garage

With an up and over door with light and power connected, window and pedestrian door to the side, water tap and plumbing for a washing machine.

### Tenure

The property is believed to be freehold with vacant possession on completion.

### Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E.

### Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected.

### Particulars & Photographs

The particulars were written and the photographs taken in September 2022.

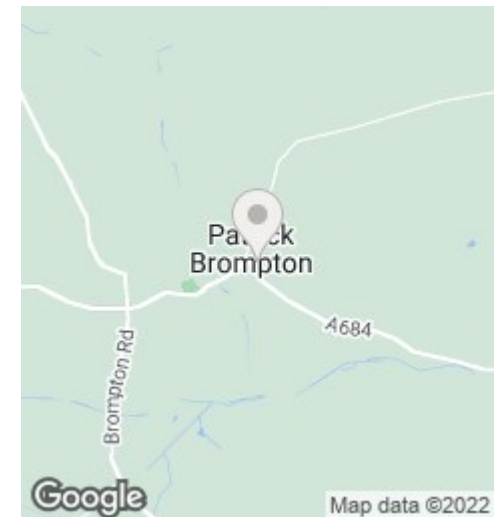
## 2 Pastures Green Patrick Brompton

Total area: approx. 155.9 sq. metres (1677.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.