



CARVERS
SALES & LETTINGS

Wyville Grove
Hunton, Bedale, DL8 1QQ
Guide price £290,000

House - Semi-Detached



This spacious three bedroom semi-detached home in Hunton must be seen to be appreciated. Lovingly crafted by the current owners into a wonderful family home the property has been updated and extended to suit modern family living in a quiet village location. Hunton is a charming North Yorkshire village just 6 miles from Bedale, offering peaceful countryside living with easy access to nearby market towns. The village boasts a well-regarded primary school and a friendly local pub, The Countryman's Inn. The village is surrounded by scenic walks and lies close to the Yorkshire Dales. Nearby towns include Bedale, Leyburn, and Richmond, each offering shops, schools, and services, as well as historic sites and weekly markets. Internal accommodation at the property consists of an entrance hallway, separate living room with log burning stove, dining room with pantry store cupboard, kitchen and conservatory/utility room to the ground floor. The first floor holds three well sized bedrooms and a house bathroom. Externally the property offers a lawned front garden with off street parking and a spacious rear garden with lawned area, decking, patio and covered hot tub area with timber shed/workshop. Decorated well throughout and complete with UPVC double glazing the property is ready to love. EPC rating TBC, North Yorkshire Council tax band B.



- Semi Detached Build
- Two Reception Rooms
- Lawn and Patio Areas
- Log Burning Stove
- Three Bedrooms
- Spacious Plot and Gardens
- Conservatory/Utility Room

GENERAL INFORMATION

Tenure: Freehold

Services: Electric central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding B)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

viewing feedback Request

Dear ,

Thank you for viewing the above property.

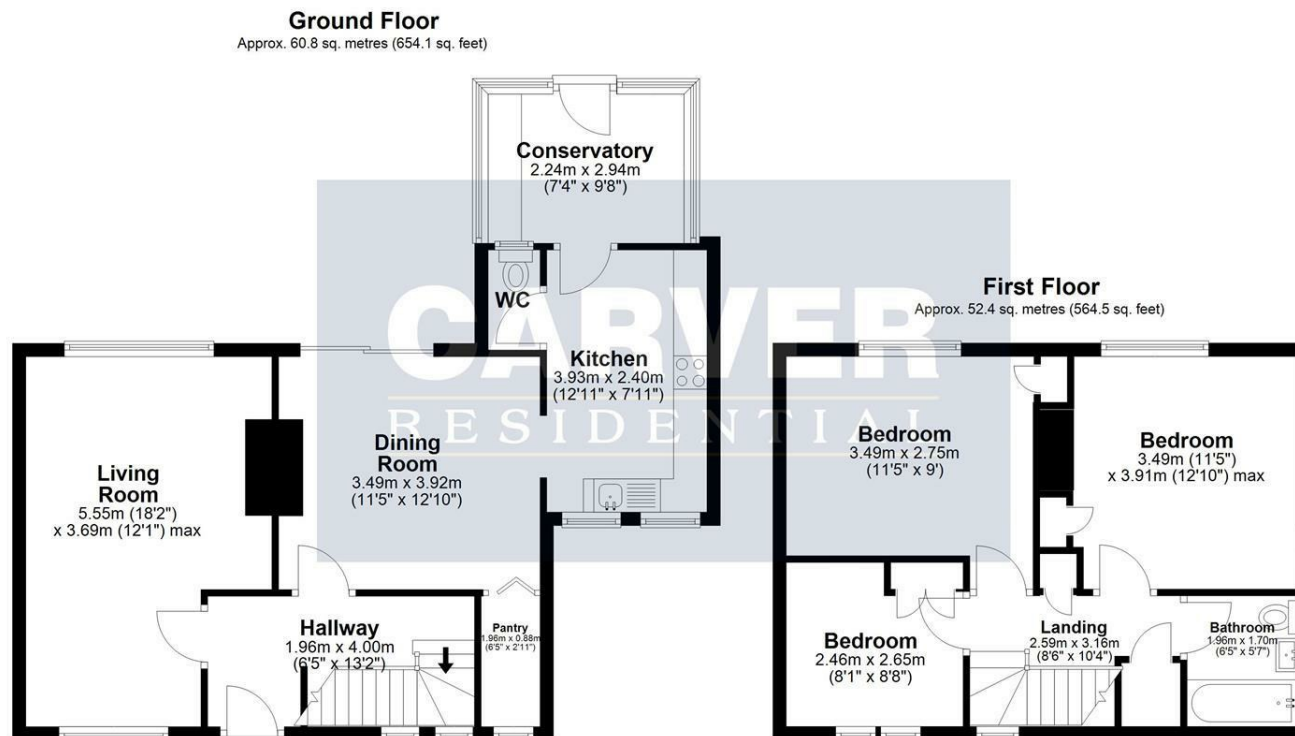
Feedback is a vital part of the sales process for any seller and their agent, we have tried calling you to obtain yours and have unfortunately been unable.

We know that it can be difficult to answer calls during office hours so would appreciate some full and frank feedback via return email if you are able.

Kind regards,

Carver Residential





Total area: approx. 113.2 sq. metres (1218.6 sq. feet)
10 Wyville Grove, Hunton, Bedale

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

Property size taken from EPC
1044.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.
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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Property Ombudsman **RICS** **naea propertymark** **arla propertymark** **Ethical Agent Network**

PROTECTED PROTECTED

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