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Wyville Grove

Hunton, Bedale, DL8 1QQ

**Guide price £300,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

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**

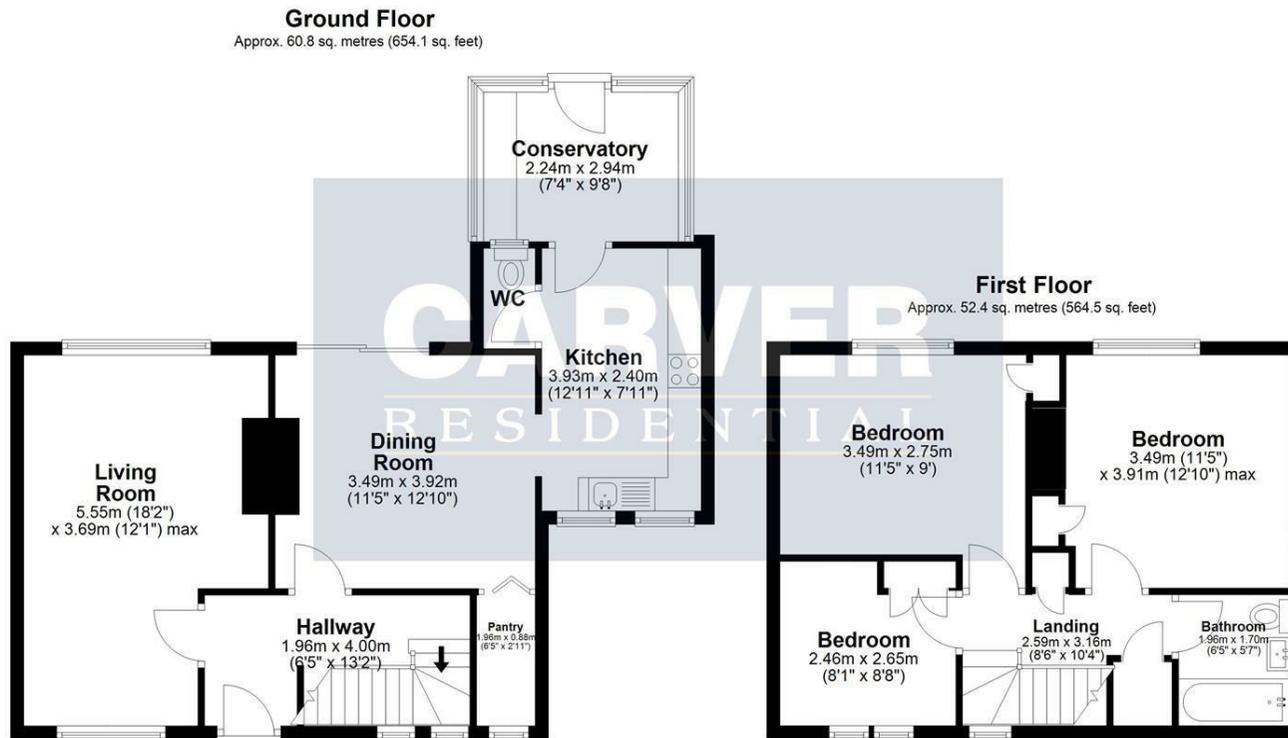
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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 ,

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



**Ground Floor**  
Approx. 60.8 sq. metres (654.1 sq. feet)

**First Floor**  
Approx. 52.4 sq. metres (564.5 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Property Size from EPC  
1044.00 sq ft

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MAB 6202



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