



Cracroft

Bunkers Hill, , Aberford LS25 3DP

£415,000 | Freehold

maxwell hodgson

estate agents

Entrance Lobby

5'8" x 4'4" (1.73 x 1.32)

PVCu Entrance door. Door to garage.

Dining Room

14'0" x 8'0" (4.27 x 2.44)

PVCu window. Open access to the inner hall.

Inner Hall

Large walk in cloaks cupboard. Under stairs cupboard and stairs to first floor with galleried landing.

Downstairs wc

Suite with wc, pedestal wash handbasin. Tiled floor. Radiator.

Lounge

16'11" x 16'5" (5.16 x 5.00)

Well proportioned living room with Adam style fireplace with gas fire, and sliding doors to conservatory.

Conservatory

17'5" x 8'8" (5.31 x 2.64)

Pilkington self cleaning glass with both heat retention and sun reflection properties, ceramic floor, under-floor heating, spotlights and ceiling fan. Doors leading to the garden.

Dining Kitchen

22'2" x 10'2" (6.76 x 3.10)

Bespoke gloss units with a range of pull out baskets. Oak worktops with a one and a half bowl stainless steel sink. Integrated dishwasher, gas hob, cooker hood, double oven and warming drawer. Wood laminate flooring. Door to utility room. Dual aspect PVCu windows.

Utility Room

6'5" x 6'1" (1.96 x 1.85)

Matching base and eye level storage. Work surface with inset sink unit. Under unit space for additional appliances.

First Floor Landing

13'2" x 2'4" (4.01 x 0.71)

Large Airing cupboard. Loft hatch with pull down steps leading to a very large loft suitable for conversion (subject to the relevant regulations).

Master Bedroom

16'5" x 13'6" (5.00 x 4.11)

Built-in wardrobes with internal drawers, dressing table unit with drawers, bedside units, ceiling fan, door to en-suite shower room. 2 PVCu windows to rear.

Ensuite

6'5" x 6'1" (1.96 x 1.85)

Fully tiled with white WC, white wash basin with cupboard and enclosed steam shower with rain shower head, radio and lights. PVCu window to rear.

Bedroom 2

12'3" x 10'3" (3.73 x 3.12)

Built-in wardrobes, dressing table unit with drawers and cupboard plus bedside unit. PVCu window.

Bedroom 3

12'5" x 8'6" (3.78 x 2.59)

Built-in wardrobes with internal drawers, dressing table unit with drawers and bedside unit. PVCu window.

Bathroom

10'10" x 5'6" (3.30 x 1.68)

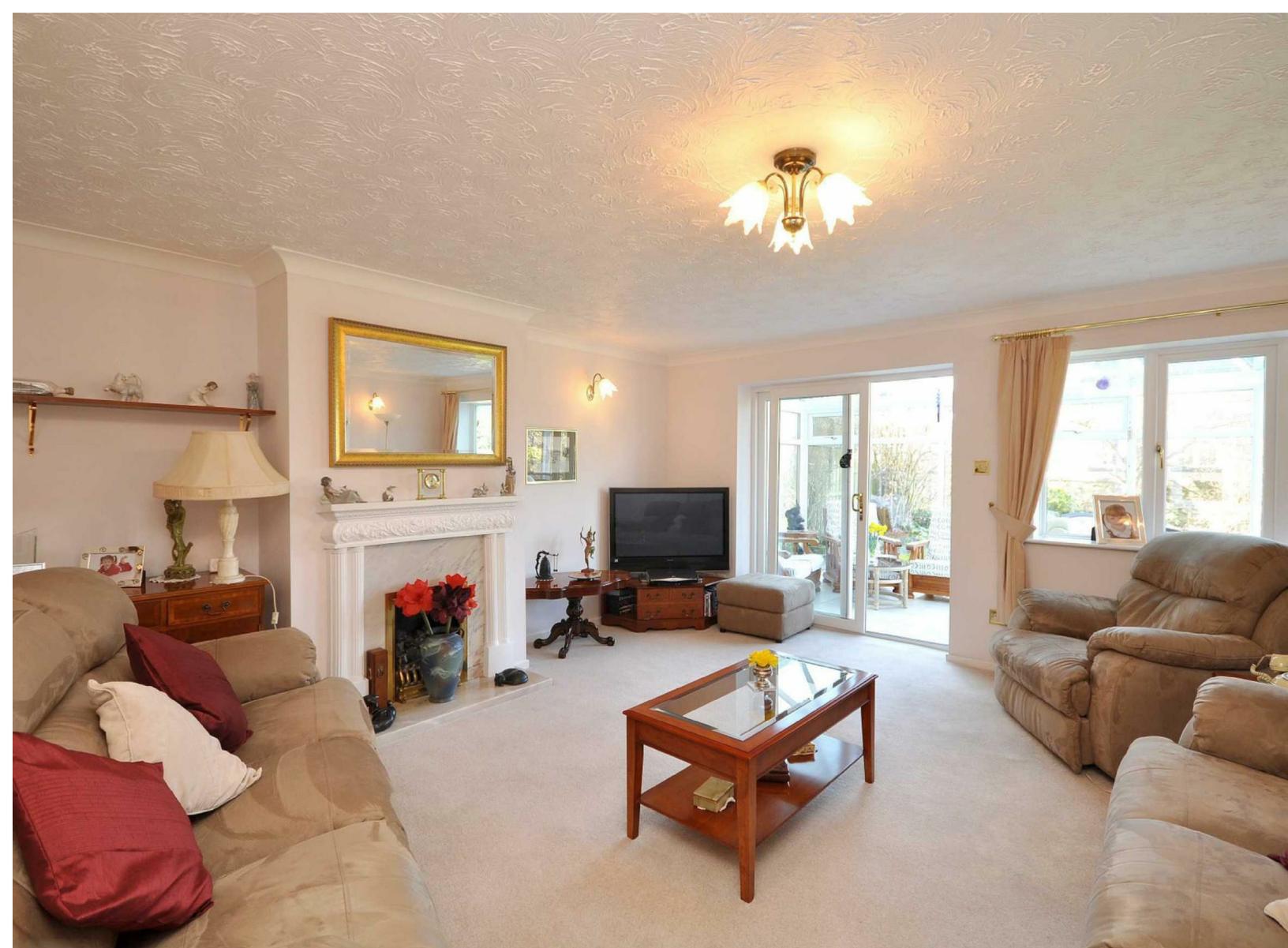
Fully tiled with 4 piece white suite of WC, wash basin with cupboard under, bath with mixer taps and hand held shower, separate shower cubicle with rain shower head.

Bedroom 4

10'2" x 9'9" max (3.10 x 2.97 max)

L shaped. Presently fitted with study furniture with PVCu window overlooking fields, towards motorway.





Double Garage

18'5" x 14'3" (5.61 x 4.34)

Electric up and over door with doors to entrance lobby and garden.

Outside

Approached via High St/Bunkers Hill to a shared courtyard of 3 houses. Double width driveway approach to the garage and a further visitor parking area in the shared courtyard. Pathway to the front door and a shared path extending to the side provided gated access to the rear garden.

To the rear there is a large Indian limestone patio with lawned garden with mature shrubs bushes and fruit trees which is very secure, facing West and is surrounded on two sides by a stone wall. There is another secure garden through a gate which has a shed, pond stocked with fish, greenhouse, fruit bushes facing East.

Side Patio Garden

Elevated view

Front View.

Services

All mains services are understood to be connected to this property.

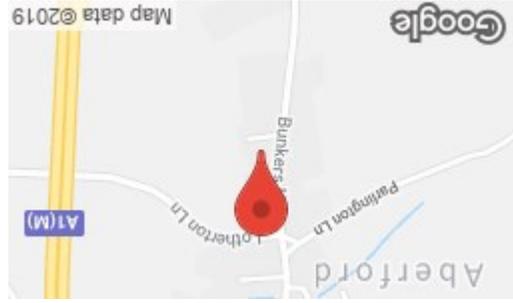
Council Tax Band

We understand the property has been placed in council tax band F.

Directions

From the roundabout above the A1M junction 44, take the exit signposted Aberford, follow the road south into the village. Proceed through the village on the Main Street (formerly Great North Road). Follow the road over the bridge to Bunkers Hill, passing Lotherton Lane and Youngs Court on your left. You will see on the same side a For Sale sign and the house name on the high wall. Take the next drive into a courtyard and Cracraft is the middle of the three houses.





Directions

