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Pinkney Fields  
Hackforth, Bedale, DL8 1PS

**Offers in the region of £725,000**

House - Detached  
5 Bedroom/s  
4 Bathroom/s

An outstanding three storey stone built modern family home constructed by Randle Orchard Ltd to a high specification providing spacious and modern open plan living accommodation and enjoying views over countryside to the rear. The accommodation includes an entrance hall, cloaks / wc, living room with log burning stove, stunning open plan kitchen / breakfast / dining room / family room fitted with a quality kitchen with quartz work tops and Island. French doors open to the fabulous gardens. To the first floor there is a master bedroom with luxury en suite bathroom / shower room and walk in dressing room. There is a guest bedroom with en suite shower room and two further double bedrooms with built in wardrobes and a superb family bathroom / shower room. To the 2nd floor there is another double bedroom with en suite shower room / wc. Externally there is a block paved driveway providing parking for several cars and access to the double garage with utility area accessed via the kitchen. There are large gardens to the front, side and rear of the property together with a summer house and patio. The village of Hackforth is well positioned for access to the A1m, Richmond, Bedale and Northallerton.





- A three storey five bed roomed stone built detached family home in an exclusive development setting
- Master bedroom with dressing room and luxury en suite bathroom / shower
- Lovey living room with log burning stove
- Large integral double garage with remote door together with utility area accessed from the kitchen
- Ample off street parking
- Stunning open plan modern living space including kitchen, dining and family room
- Two further bedrooms with luxury en suite shower rooms
- High specification fixtures and fittings throughout
- Large gardens together with summer house over looking adjoining countryside
- Lovely rural location yet well placed for Northallerton, Bedale, Richmond and A1m and main line railway stations

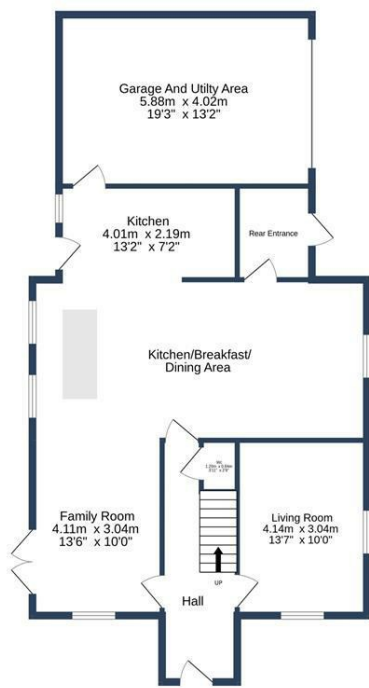
#### GENERAL INFORMATION

Tenure: Freehold

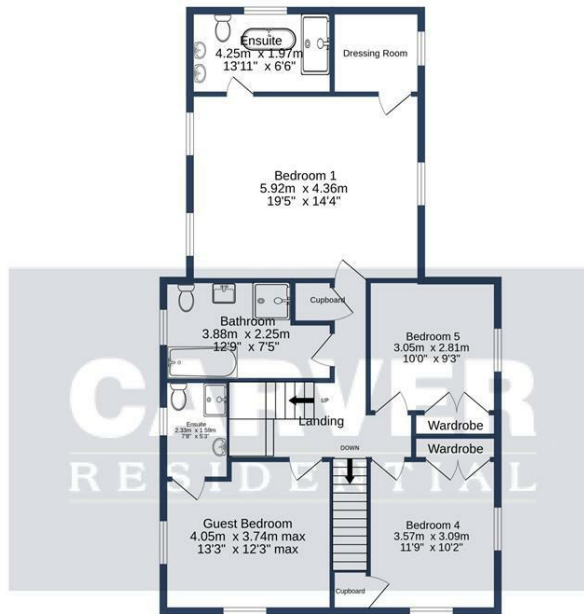
Services: Oil central heating, mains electric, water and drainage.

Double glazing.

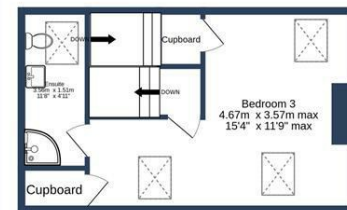
Local Authority: North Yorkshire Band G



GROUND FLOOR



1ST FLOOR



2ND FLOOR

PINKNEY FIELDS, HACKWORTH. DL8 1PS.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A		84	
(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	

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MAB 6202



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