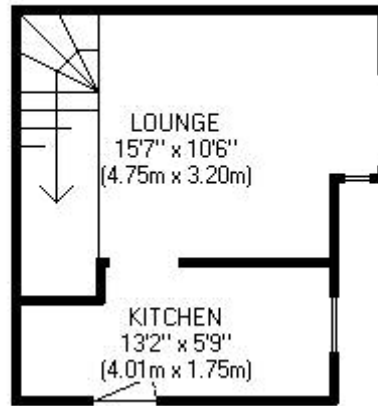
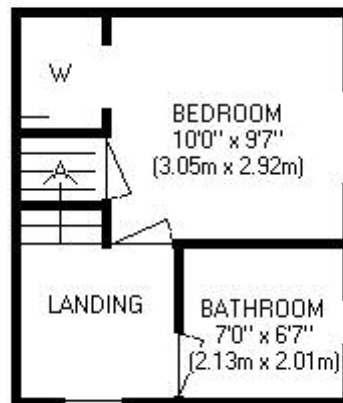


Layout of Ground Floor,
(not to scale, for identification only).



Layout of First Floor,
(not to scale, for identification only).



N185 Ravensworth Digital 0191 2303553

6 Bridge Street, Bedale
North Yorkshire DL8 2AD
Tel: (01677) 422282
Fax: (01677) 424295

14 Queens Road, Richmond
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Fax: (01748) 824969

25 Market Place, Leyburn
North Yorkshire DL8 5AS
Tel: (01969) 622194
Fax: (01969) 622194

65 Iddison Drive, Bedale, North Yorkshire, DL8 2UH.



- * A QUARTER HOUSE SITUATED IN POPULAR CUL-DE-SAC *
- * IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS *
- * CONVENIENTLY SITUATED FOR BEDALE TOWN CENTRE & LOCAL AMENITIES * Lounge * Kitchen * Double Bedroom * Bathroom/WC *
- * uPVC Double Glazing * 2 Parking Spaces * Gardens To Front & Rear *
- * NO CHAIN *

Region Of £109,950

Est. 1967

6 Bridge Street, Bedale, North Yorkshire, DL8 2AD
Tel: 01677 422282 Fax: 01677 424295
E-mail: bedale@normanbrown.co.uk



65 Iddison Drive, Bedale, North Yorkshire, DL8 2UH.

The Accommodation comprises:

Ground Floor

LOUNGE

15'7" x 10'6" (4.75m x 3.20m). Measured into uPVC double glazed bay window to side. Television point, coal effect gas fire with marble surrounds and mahogany mantle, understairs storage cupboard. Doorway to Kitchen.

KITCHEN

13'2" x 5'9" (4.01m x 1.75m). uPVC double glazed window to side. A range of units comprising, stainless steel single drainer sink unit, range of base drawer and cupboard units, laminate work surfaces with tiled surrounds. Built-in electric oven and gas hob, cooker hood with extractor, space for fridge, plumbing for washing machine, telephone point, wood effect laminate floor. Doorway to Lounge. Door to front garden.

First Floor

LANDING

uPVC double glazed window to front. Access to loft space with drop down hatch and pull down ladder. Doors to Bedroom and Bathroom/WC.

BEDROOM

10'0" x 9'7" (3.05m x 2.92m). uPVC double glazed window to side. Built-in wardrobe, airing cupboard with lagged hot water cylinder and immersion heater. Baxi Brazilia wall mounted convector heater. Door to Landing.

BATHROOM/WC

7'0" x 6'7" (2.13m x 2.01m). uPVC double glazed window to side. A 3 piece suite comprising, panelled bath with shower attachment and curtain and rail, pedestal washbasin, low level WC. Electric shaver point, walls tiled to half height, extractor fan, wall mounted heater, wood effect laminate floor. Door to Landing.

Outside

2 TARMAC CAR PARKING SPACES

GARDENS

Front

Small lawned garden.

South Facing Rear Patio Garden

Enclosed by panel fencing. Gravel chippings. Garden Shed.

GENERAL INFORMATION

Directions – From Norman F. Brown proceed up Bridge Street turning left at the cross roads into South End. Proceed along South End and turn last right into Iddison Drive.

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authority - Hambleton District Council
Tel: (01609) 779977

Property Reference – 28/62

Particulars Prepared – August 2008

IMPORTANT NOTICE

The particulars have been produced in good faith, to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as general outline only for the guidance of intended purchasers, and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services and any appliances referred to have not been tested, and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

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A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

A life assurance policy may be required. Written quotation available upon request