



**BROOKSIDE AVENUE, BEDALE, DL8**

**OFFERS IN THE REGION OF £325,000**



**Northallerton**  
Estate Agency



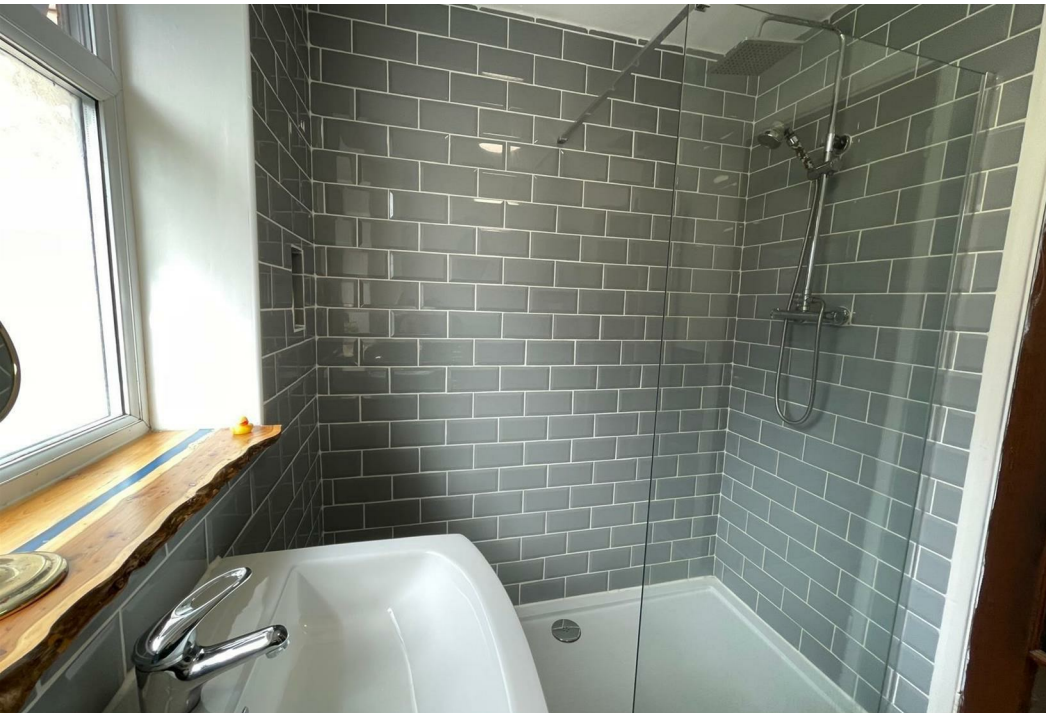


# Brookside Avenue

Bedale, DL8

**STUNNING DETACHED BUNGALOW IN THE POPULAR TOWN OF BEDALE. RECENTLY UPDATED TO A HIGH STANDARD ON A GENEROUS SIZED PLOT.**

- GARAGE
- CHAIN FREE
- EASY ACCESS TO A1
- QUALITY FITTED SHOWER ROOM
- UTILITY
- LARGE GARDENS
- QUALITY FITTED KITCHEN
- WOOD LAMINATE FLOORING THROUGHOUT



15 Brookside Avenue is a beautifully presented detached bungalow. Recently updated, the property boasts a new and modern kitchen and shower room. The property enjoys wood laminate flooring throughout and is spacious and airy. The gardens are extensive and run around the property. To the rear the property enjoys a large lawn area with a flagged patio seating area and a lovely cherry tree at the bottom. To the front of the bungalow is a flagged driveway with space for three vehicles for off road parking and convenient access to the garage. Internally the main living area is open plan. The sitting room is spacious and airy. This leads onto the dining area and then the stunning kitchen. In addition to the dining area is a handy utility area with plumbing for a washing machine and patio doors leading out onto the rear garden. The kitchen is by far the best feature of this property with stunning blue doors and a central breakfast bar with a built in ceramic four ring hob. The kitchen also includes a range of quality appliances: microwave, oven and grill, fridge freezer and dishwasher all complemented with bronze handles and a granite effect work surface. The

shower room is modern and boasts a thermostatic mains bar shower with drench attachment. The property is gas fired central heating and run by a Ideal Esprit Eco combi condensing boiler. Bedroom 1 and 2 are both double size bedrooms and enjoy a good amount of natural lighting. Bedroom 3 enjoys patio doors out onto the rear garden. The rear of the property has tremendous scope for extension subject to planning permission.

#### VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

#### TENURE

Freehold with Vacant Possession on completion.

#### SERVICES

Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - D

EPC - E

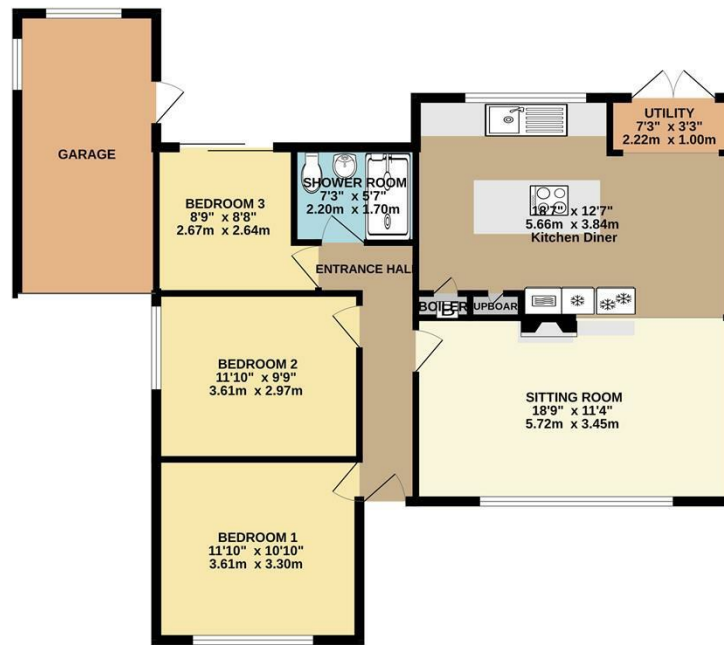




Call us to arrange a viewing on **01609 771959**

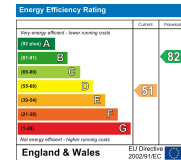


GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



BROOKSIDE AVENUE, BEDALE, NORTH YORKSHIRE

TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
  - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
  - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
  - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
  - Any plans may not be to scale and are for identification purposes only.
  - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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