

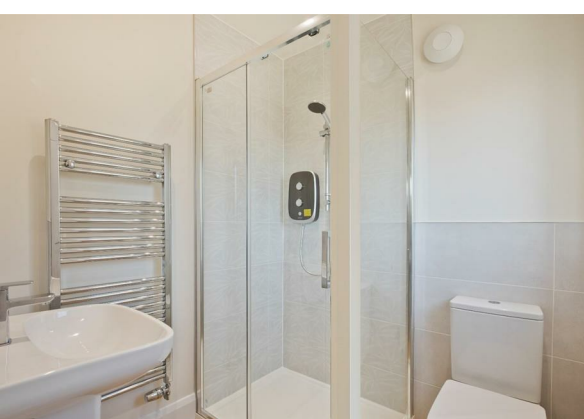


The Mulberry, Grange Gardens, Bedale Price £269,995

**** FEATURE BREAKFAST KITCHEN ****

'Plot 6, The Mulberry' is a superbly spacious 3 bedroom semi detached house set within the exclusive Grange Gardens development featuring generous 921sq.ft. of accommodation and three good size bedrooms, with the master having ensuite facilities. Triple Glazed units and Voltaic solar panels contribute to an outstanding specification. Good size rear gardens with some plots overlooking the allotment gardens, add to the spacious feel.

The development is situated just off Calvert Way in this historic market town, ideal for easy access to all the regions major transport links.



Foreword

Grange Gardens is a superb development of just fourteen, highly specified, 2- and 3-bedroom semi-detached homes situated off Calvert Way, Masham Road, in the historic market town of Bedale, North Yorkshire.

Each of the properties has been designed with energy efficiency in mind. A combination of high-performance triple glazed window units, voltaic solar panels, 'A' Rated gas fired boilers and high levels of insulation all contribute towards superb energy efficiency.

At the heart of Bedale and just 1/2 mile walk from Grange Gardens is the Georgian cobbled marketplace, which for over 750 years has played host to a weekly Tuesday market, with traders offering a range of high quality and locally sourced food and vegetables as well as clothing, arts/crafts and a wealth of other household supplies. Grange Gardens offers a superb opportunity to acquire a brand new, energy efficient home, in an outstanding and historic location on the very fringe of the Yorkshire Dales.

Arncliffe Homes - Buyer Assistance

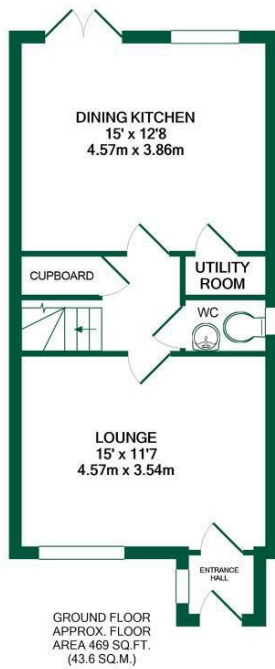
Once you have chosen the new Arncliffe home you would like, there are a range of facilities we can offer to make your purchase that much easier. If you do not yet have a buyer for your existing house, why not consider our highly successful Part Exchange scheme? Hundreds of purchasers have taken advantage of this facility, which has enabled them to plan their move with certainty, without the worry of finding a buyer at the right price or the hassle of appointing Estate Agents and negotiating with potential buyers.

Simply complete our no-obligation application form and we will arrange a mutually convenient time to inspect your property, following which we will confirm its eligibility for part exchange and discuss our valuation with you. Once we have agreed figures, your purchase can proceed without delay and you could be moving into your brand new home in weeks. Our part exchange facility is entirely without obligation and in the event that you decide not to proceed with our offer, you will face no charges. Part exchange may not be appropriate in all cases, for example if your existing house is of a similar or greater value than the new house you wish to purchase. We therefore offer a Sales Assistance scheme whereby we appoint a local estate agent to market your property at a mutually agreeable figure but with the benefit of the facilities we offer on our new homes; for example part exchange, mortgage assistance, etc.

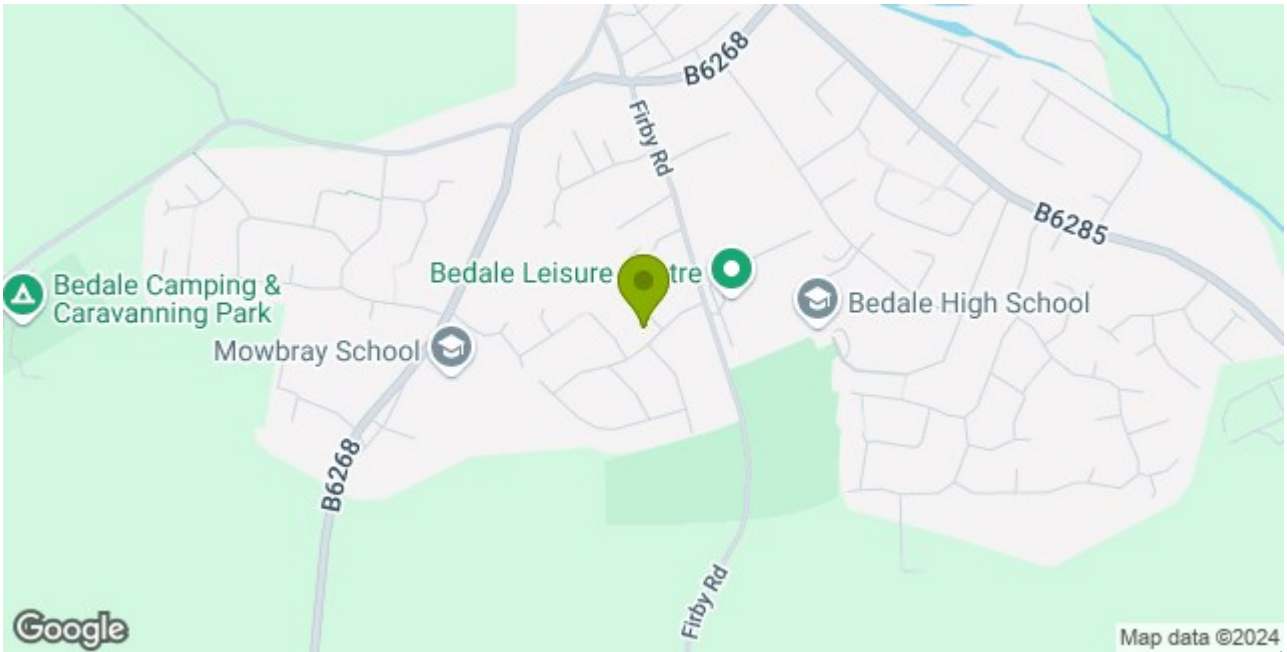
The mortgage market is constantly changing and it is difficult to stay abreast of the latest products. We therefore offer the services of an independent firm of financial advisers who have access to all major lenders and can give impartial advice on the best deals around at any given time. These advisers will meet you at a mutually convenient time and place (at home if you wish) and talk through the options with you, on a no obligation basis. If you decide to proceed with one of their suggestions, they will guide you through the paperwork and monitor progress of your application through to the time a mortgage offer is issued. Once again, this facility is completely free of charge and entirely without obligation.

Tenure

All properties are Freehold. There will be a management company formed to maintain all communal areas. Annual charge expected to be £100.00 per annum.



TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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