



## Southlands Grange, Bedale Guide Price £335,000

A well presented three bedroom detached property built by the renowned local developer, Yorvik Homes. This property offers a generous sitting room, tasteful kitchen/dining room, integral garage and a great sized rear garden. Additionally, the property benefits from a 10 year LABC warranty.



## Introduction

Southlands Grange development sits between the scenic delights of the North Yorkshire Dales and the North Yorkshire Moors National Parks and is within proximity to the A1 motorway and nearby rail links to Leeds, Durham, York, Newcastle and London. The beautiful market town of Bedale offers a relaxed rural lifestyle amidst stunning countryside making this development a truly inspiring place to live.

## Accommodation

The Holgate is a three bedroom detached property offering ample space ideal for young couples and families. The property is entered via an entrance hall, which in turn leads into the generous sitting room. From the sitting room, there is a hallway with staircase leading to the first floor accommodation. The property also benefits from a downstairs cloakroom/WC and an internal access door leads into the integral garage. Spanning across the rear of the property is the kitchen/dining room which features a range of integrated appliances to include dishwasher, fridge/freezer, and matching AEG oven and induction hob with extractor canopy.

To the first floor are the three well proportioned bedrooms, including the master bedroom with en-suite shower room. Finishing the property is the house bathroom featuring a three piece suite with contemporary tiling.

## To The Outside

The property features a generous rear garden mainly laid to lawn with patio and a side access leading to the front of the property. At the front, the property benefits from a two car driveway which leads up to the integral garage with up and over door.

In addition, the property has the benefit of a 10 year LABC structural warranty.

## About Yorvik Homes

Yorvik Homes are a well established local North Yorkshire company and are highly regarded as a bespoke individual developer focusing on delivering high quality built homes. Attention to detail is of particular importance to them, whether it is a modest starter home or an extensive family home. All the properties are individually designed to fulfill the customer's expectations and offer high quality internal and external features as standard.

## Energy Efficiency

The property's current predicted energy rating is B (83).

## Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

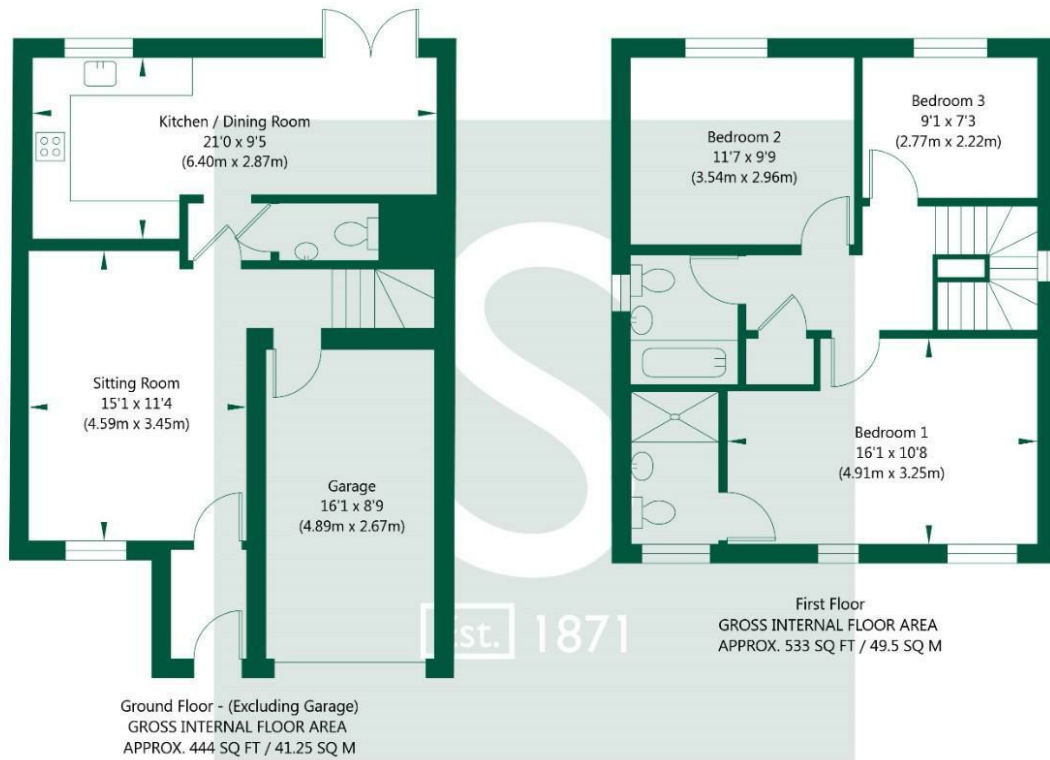
Estate Management Fee: £220 per annum

Council Tax: To Be Confirmed - North Yorkshire Council

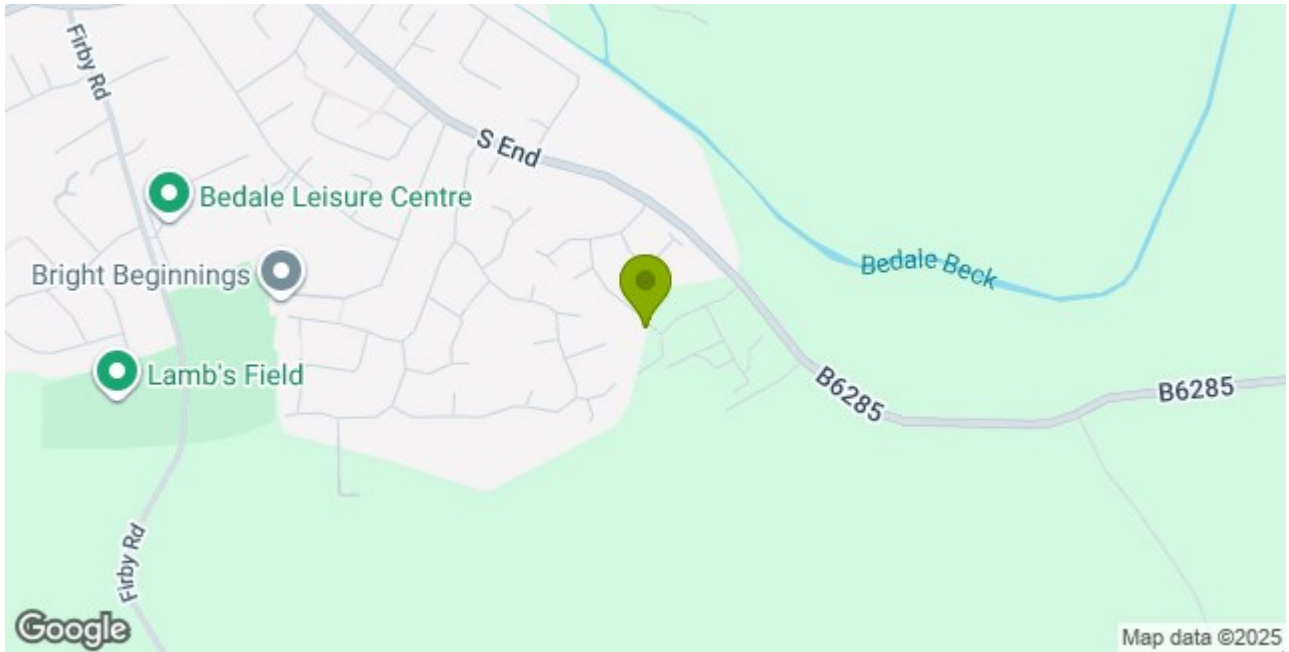
\*Download speeds vary by broadband providers so please check with them before purchasing.



## Southlands Grange, Bedale, DL8 2ER



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 977 SQ FT / 90.75 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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