



## Southlands Grange, Bedale Guide Price £415,000

A large and well presented four 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 Spurriergate is a four bedroom detached property offering ample space ideal for young couples and families. The property is entered via an entrance hall with staircase leading off, which in turn leads into the generous sitting room.



From the sitting room, and spanning across the rear of the property is the kitchen/dining room which features a range of integrated appliances to include dishwasher, fridge/freezer, oven and induction hob with extractor canopy, the space is completed by bi-fold doors out to the rear garden which merges the outside with the in.

Leading off the kitchen is the separate utility with downstairs cloakroom/WC and door leading out to the garden beyond. The kitchen also benefits from an under stairs storage cupboard and an internal access door into the single garage.

To the first floor are the four 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 finish.



## 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 to be confirmed as the New Build rate is not yet available.

## Additional Information

Tenure: Freehold

Services/Utilities: Electricity, water, drains are all understood to be connected with the exception of mains gas. The property utilises an air source heat pump.

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.

## Agents Note

Please note that the internal photographs are of the show home and are only for illustrative purposes.

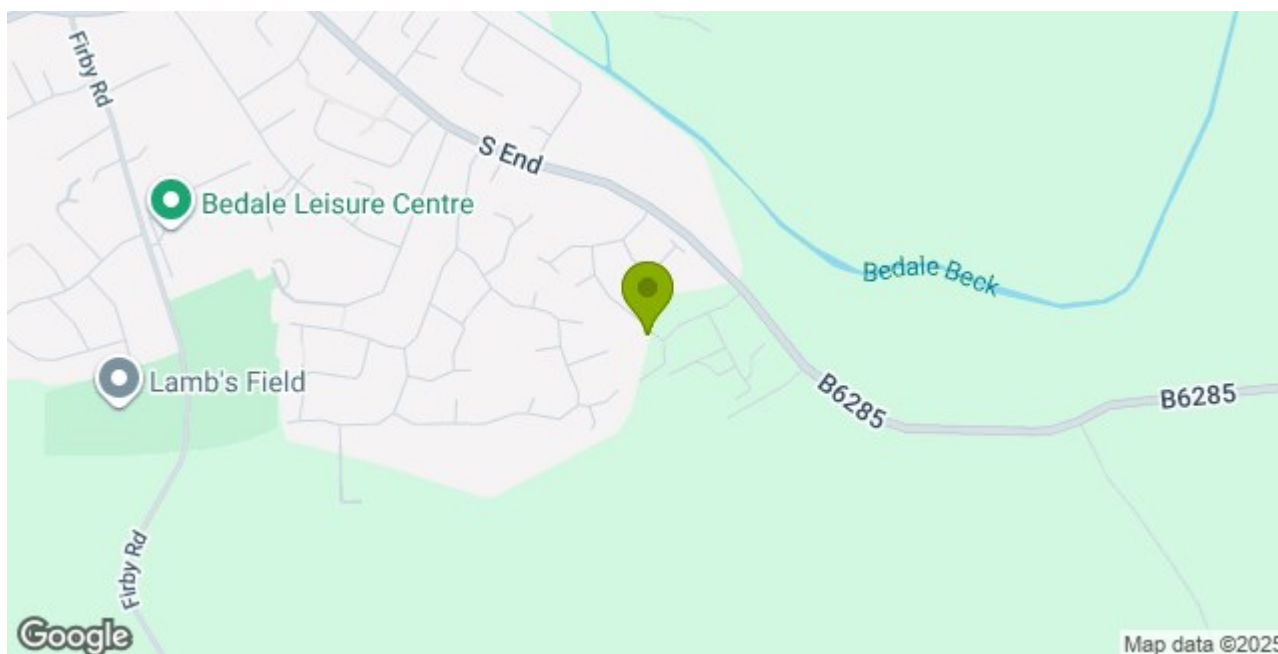




# Southlands Grange, Bedale, DL8 2ER



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements and fixtures including doors and windows are approximate and should be independently verified.



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

