

Patrick Brompton Bedale DL8 1JL Price £425,000



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Welcome to this charming, and spacious detached bungalow in the picturesque village of Patrick Brompton, Bedale. This property boasts three bedrooms, a spacious lounge with doors to the attached conservatory ideal for enjoying the lovely garden and adjoining fields offering a perfect setting for entertaining guests or simply relaxing with loved ones.

Situated on a generous, private plot with a beautiful outlook, this bungalow features a large, south-facing rear garden, providing a tranquil outdoor space to enjoy the sunshine, and having parking available for several vehicles, along with a detached garage, convenience is at your doorstep. The property does require some modernisation, however this presents a fantastic opportunity for you to put your own stamp on the place and create a home tailored to your tastes and preferences.

Don't miss out on the chance to own this delightful bungalow in the heart of Patrick Brompton. Embrace the potential this property holds and envision the possibilities of making it your own. Contact us today to arrange a viewing and take the first step towards your dream home.







- South Facing Rear Garden
- Open Aspect Views To Rear
  - Detached Garage
  - Generous Driveway
  - No Onward Chain

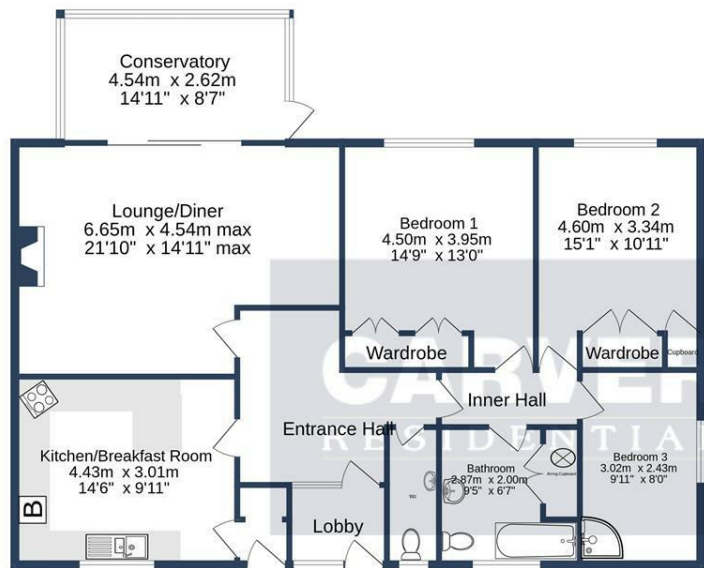
General Remarks  
Tenure: FREEHOLD  
Services:  
Council Tax





**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management



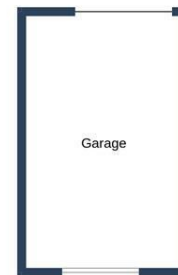


**GROUND FLOOR**  
130.0 sq.m. (1399 sq.ft.) approx.

WOODFOLD, PATRICK BROMPTON, DL8 1JL.

TOTAL FLOOR AREA: 130.0 sq.m. (1399 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

80 High Street  
Yarm, TS15 9AH  
Tel: 01642 420090  
[yarm@carvergroup.co.uk](mailto:yarm@carvergroup.co.uk)

14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)