



12 MOWBRAY GRANGE, BEDALE, DL8 2DN.



A bright and airy two bedroomed apartment positioned on the First Floor of this Grade II Listed building with attractive views over the communal gardens. The property is ready for cosmetic updating and benefits from double glazing, electric heating and communal parking and gardens. The property is also located close to the Bedale Town Centre and viewing is highly recommended.

£90,000



Description

Located a short walk from the Bedale town centre is this bright & airy apartment, positioned to the rear of the main building of this Grade II listed development. The communal entrance has a telephone entry system, and the smart communal hallway leads to the first floor where the entrance can be found.

The apartment opens into a split-level hallway with the kitchen and sitting room off and a shelved-out storage cupboard. The kitchen has a matching range of wall and base units with a work surface over and tiled splashbacks. There is a four-ring ceramic electric hob with an extractor hood over and an electric oven under plus under the counter spaces for a washing machine and fridge. The sitting room is a lovely bright space from the one large multi pane, sash style, double glazed windows overlooking the rear garden and has room for dining furniture and sofas. Off the sitting room is an inner hallway leading to the two bedrooms and the bathroom.

Bedroom one is an excellent double with an airing cupboard and fitted wardrobes with mirror fronted sliding doors and bedroom two is a single bedroom which could also be used as an office.

The bathroom has a pampas three-piece suite including a paneled bath, a low-level WC and a pedestal mounted washbasin.

The communal facilities are all well kept and include a large communal car park and a communal garden to the rear.

Agent notes:

Lease length – started 01/05/1992 for 200years
Maintenance charges £1669.15 per annum as of 01/01/2022
Ground rent £114.50

Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M providing easy access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

General Information

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Leasehold, although we have not verified this by sight of the Title Deeds.

Local Authority – Hambleton District Council

Tel: (01609) 779977

Council Tax Band – A



Total area: approx. 48.9 sq. metres (526.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	44
England, Scotland & Wales		EU Directive 2002/91/EC	



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