



25 PARKER DRIVE BEDALE, DL8 2UD

£120,000
FREEHOLD

A one bedroom quarter house located in a popular residential area, close to the Bedale town centre and benefiting from off street parking, double glazing and an enclosed garden with garden shed. The property is perfect for those looking to put their own stamp onto a home.

NORMAN F. BROWN

Est. 1967

25 PARKER DRIVE

- One Double Bedroom • Quarter House • Close to Bedale Town Centre • Rear Garden & Off street parking • Gas Fired Heating & Double Glazing • Modern Shower Room • Popular Location • Close to Junction 51 A1(M) • VIDEO VIEWING TOUR AVAILABLE • Call Us To Arrange Your Personal Viewing



DESCRIPTION

This quarter house is full of potential located in a popular location it would suit a variety of requirements. The property is perfect for those wanting to put their own stamp onto a home.

The house opens into the kitchen which has a range of wall and base units with a work top over having tiled splashbacks and a single drainer sink. There are spaces for a tall fridge freezer, washing machine and an electric cooker. The kitchen is open to the sitting room which has a double glazed bay window and space for sofas etc and with an electric fire is a cosy room. The bright first floor landing opens into the double bedroom and the shower room and has a loft hatch. The spacious double bedroom has a built in airing cupboard and a gas fired wall heater with space for a double bed and wardrobes. The shower room has a step in shower with double sliding screen doors plus a pedestal mounted wash basin and a push flush WC.

Outside there is a gravelled frontage with a double width tandem driveway split with number 27 providing off street parking and there is gated access into the garden which is mainly paved and gravelled for ease of maintenance and perfect for entertaining. There is also a useful garden shed for storage.

This property has a video viewing tour if you would

like to take a quick look around before you arrange your personal viewing, please just let us know or it can be found in the photos section on the property portals onthemarket.com, Rightmove or by visiting www.normanfbrown.co.uk.

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 Freehold, although we have not verified this by sight of the Title Deeds.

Local Authority – Hambleton District Council

Tel: (01609) 779977

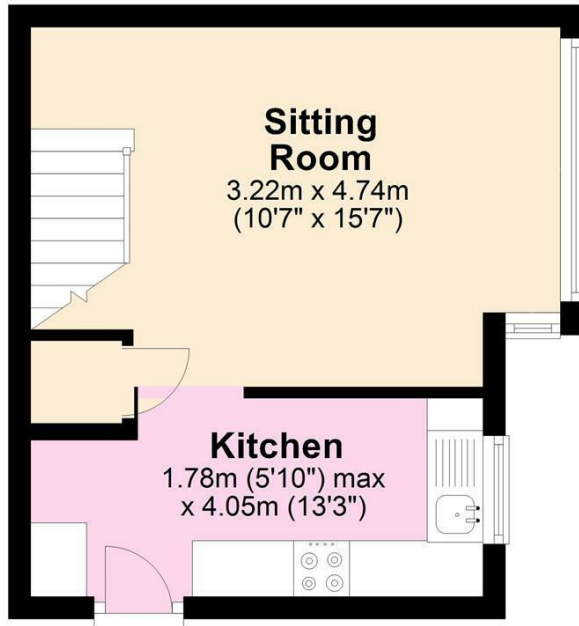
Council Tax Band – A

25 PARKER DRIVE



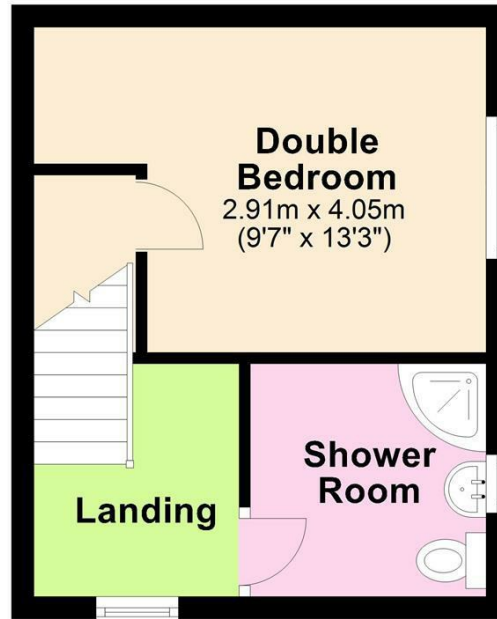
Ground Floor

Approx. 22.4 sq. metres (241.3 sq. feet)



First Floor

Approx. 20.6 sq. metres (222.2 sq. feet)



Total area: approx. 43.1 sq. metres (463.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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