



13 MOWBRAY GRANGE

BEDALE, DL8 2DN

£110,000
LEASEHOLD

A well presented, first floor apartment nicely positioned close to the Bedale town centre and within an attractive Grade II Listed building. The property benefits from thermostatic electric panel radiators, double glazing and offers a spacious layout. There is also a secure telephone entry system, communal garden and parking and would suit a variety of different lifestyles.

NORMAN F. BROWN

Est. 1967

13 MOWBRAY GRANGE

- Two Bedrooms • First Floor Apartment • Grade II Listed Building • Communal Gardens & Parking • Close To The Bedale Town Centre • Great Layout • Electric Heating System & Double Glazing • No Onward Chain • Video Tour Available • Enquire Today To Arrange Your Personal Viewing



Description

This great apartment is positioned towards the front 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 hallway with the kitchen and sitting room off. 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 space for a washing machine, fridge and freezer. The sitting room is a lovely bright space from the two large multi pane, sash style, double glazed windows 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 and Bedroom two is a single bedroom which could also be used as an office. The bathroom has a white three-piece suite including a panelled bath with an electric shower over, 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.

Agents Note: The property can be sold fully furnished.

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 provides 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 Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – A

Tenure – We are advised by the vendor that the property is Leasehold. We have not seen a copy of the lease or the deeds.

Lease length - 170 years

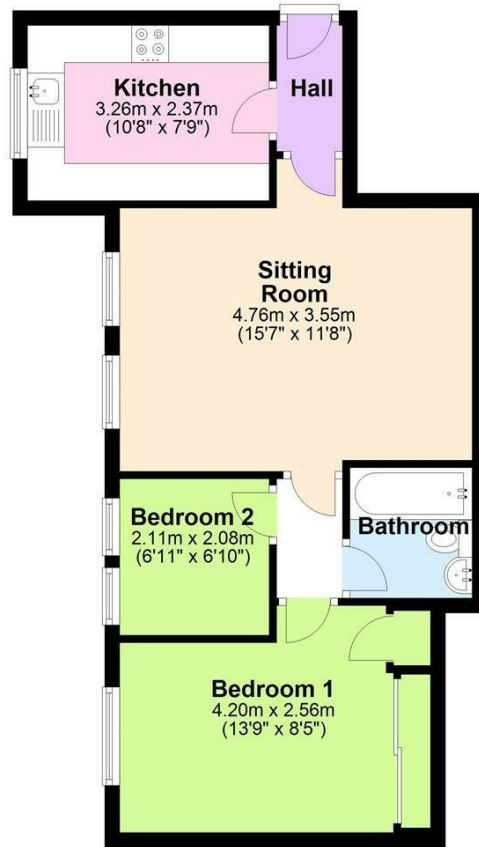
Maintenance charges £1669.15per annum

Ground rent £114.50

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Floor Plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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