



ARBEYA, EXELBY

BEDALE, DL8 2HF

£650,000
FREEHOLD

A superb opportunity to purchase this one off New Build home, built by a local award winning builder in the popular village of Exelby, close to Bedale & Junction 51 of the A1(M). This spacious four bedroom detached home is currently under construction (completion approx April 2024) and has a flexible layout, perfect for modern lifestyles and benefits from off street parking, a double garage and an air source heat pump for heating.

NORMAN F. BROWN

Est. 1967

ARBEYA, EXELBY

- Under Construction (COMPLETION April '24) • Four Double Bedrooms Over 2 Floors • Spacious Accommodation & Flexible Layout • Close To Bedale & Junction 51 of the A1(M) • 3 Bathrooms • Garden and Double Garage • Built By An Award Winning Local Builder • Air Source Heat Pump System • Lovely Village Position • Enquire Today For Further Information

Description

This superb detached home is currently under construction due for completion in January 2024 (approx) and built by an award winning local builder.

The property is located on the edge of the popular village of Exelby and will have an air source heat pump heating system for the spacious rooms and the flexible layout with bedrooms to both floors, provides for a great family home now with one eye on the future too.

The property will open into a central hallway with a sitting room and dining room (which can be used as office or 5th bedroom) to the right and a family kitchen to the left opening out into the garden. There will also be a separate utility room, downstairs W.C, coat store and a double bedroom next to a shower room.

The first floor will have three further double bedrooms including a main bedroom with an ensuite shower room plus a dressing room, ready to be fitted out. Also to the first floor is a family bathroom which will have a bath, shower enclosure, washbasin and a W.C.

Outside will be a driveway providing off street parking and leading to a detached double garage with an up and over door, personal side door plus lighting and power points.

The gardens, accessed from the spacious dining kitchen, will be a great space for entertaining and for families and will be levelled off ready to be landscaped.

Location

Exelby is part of the civil parish of Exelby, Leeming and Newton and the village lies on the B6285 which connects Bedale (Just 2 miles away) with Exelby, Theakston, Burneston and the A6055 road just east of Burneston. Junction 51 of the A1(M) is just 2.5 miles away for the national road network and Northallerton train station is just 8.5 miles away for the rail network.

In October 2018 residents and other community investors bought the village pub - The Green Dragon and this is now a thriving Village pub.

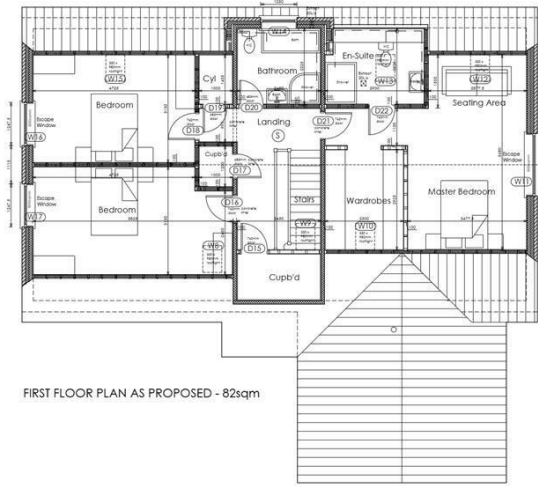
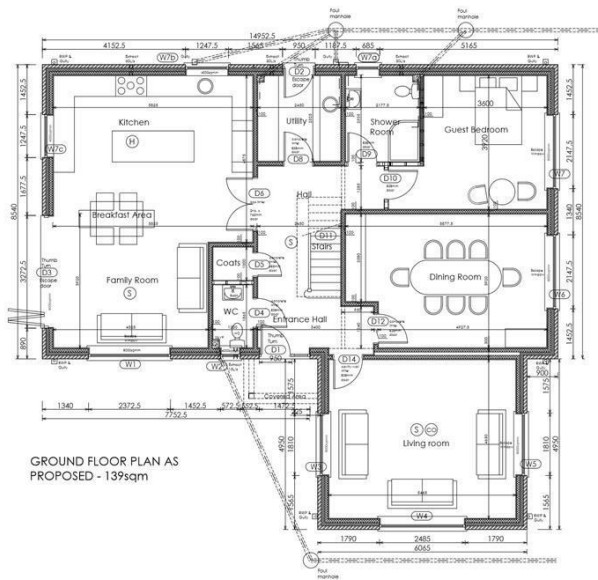
General Notes

Viewing - by appointment with Norman F. Brown.

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

Council Tax Band – To Be Confirmed

Tenure – We are advised by the vendor that the property is Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

