



## 2 SYCAMORE AVENUE BEDALE, DL8 1FF

**£497,000**  
**FREEHOLD**

A superb spacious detached home, with a layout perfect for modern lifestyles located in a sought after development close to the Bedale town centre, schools and Junction 51 of the A1(M). The accommodation is over 3 floors and offers bright and stylish rooms including 5 bedrooms, 3 bathroom plus two reception rooms. Other benefits include a double garage, off street parking and a lovely South West facing enclosed garden.

**NORMAN F. BROWN**

Est. 1967

## 2 SYCAMORE AVENUE

- Spacious Detached Home • 5 Double Bedrooms & 3 Bathrooms • Great Layout Over 3 Floors • Spacious and Stylish Accommodation • Excellent Enclosed South West Facing Garden • Double Garage & Off Street Parking • Close to Bedale Town Centre, schools and Junction 51 of The A1(M) • Gas Fired Heating and Double Glazing • Video Tour Available • Enquire Today
- For Your Personal Viewing



### Description

This superb detached home is located in a popular area close to the Bedale town centre and is part of an attractive leafy development. The property has spacious accommodation over three floors and an excellent flexible layout that will suit modern lifestyles.

The property opens into a central hallway which has a coat cupboard and a downstairs W.C. There is a cosy snug with a bay window to the front and would make a great home office or study for those that work from home. The sitting room is to the rear and is a great room for family time or cosy evenings with French doors out to the rear garden, there is also a dining room to the front, also with a bay window and is great for entertaining with space for a large dining table and chairs, but could also be used as a children's playroom. The dining kitchen is situated to the rear and is the heart of the home with space centrally for a 6 person table and chairs with French doors linking to the garden via a paved patio seating area. The kitchen itself comprises of a range of wall and base units with a work surface having a matching upstand and tiled splashbacks with a one and a half bowl sink and extra storage via an understairs cupboard. There are integral appliances including a dishwasher and washing machine, plus space for a tall fridge freezer. The built in Neff 5 ring gas hob with a stainless steel splashback has an extractor hood over and there is a Neff double electric oven.

The first floor landing is lovely and bright with a built in storage cupboard and an airing cupboard with windows to the front and back. The main bedroom is a spacious double bedroom with a dressing area having a range of built in Hammonds wardrobes with hanging rails and shelving. The en suite comprises of a full bathroom with a shower enclosure having a sliding screen door, panelled bath with a shower over, push flush W.C and a pedestal mounted wash basin. The first floor also has bedrooms four and five, bedroom 5 (currently used as a study) is a double bedroom perfect for guests to the rear with an attractive outlook over the rear garden and situated next to the bathroom. Bedroom four is a larger double bedroom to the front also with built in Hammonds wardrobe and next to the bathroom. The bathroom itself comprises of a panelled bath with a shower over, push flush W.C and a pedestal mounted wash basin.

A further staircase off the first floor landing leads up to the top floor where there are two large double bedrooms which would be perfect for older children, and a shower room which comprises of a shower enclosure with folding screen door, pedestal mounted wash basin and a push flush W.C.

Outside to the front is an attractive rose garden with gated access to the rear garden. To the side is a tarmac driveway providing off street parking leading to

the double garage which has two up and over doors, storage in the loft area, lighting and power points plus a personal door out from the garden. From the side gate, a paved path leads round to the rear garden via a screened bin store. The private rear garden faces South West and has a paved seating area with an awning over for shade, looking out over a lawned garden with mature planted borders having a range of flowers, shrubs and young trees with railway sleeper edging and all enclosed with a fenced boundary.

#### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – F

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

There is a community management charge of £110 p.a (for the current year) for maintaining the grass verges and park for the development.

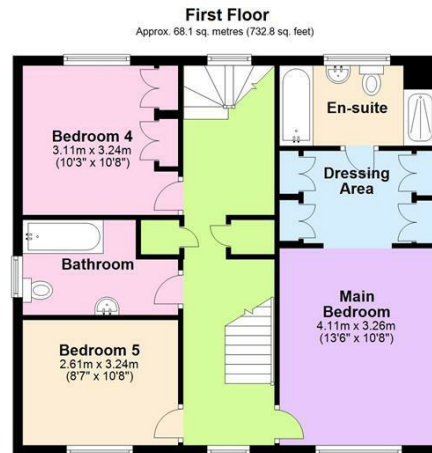
#### Location

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.

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Total area: approx. 212.2 sq. metres (2284.5 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 86                      | 93        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (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 |           |

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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