



17 ELM TREE LANE BEDALE, DL8 1FL

£500,000
FREEHOLD

An excellent spacious detached home, with a great 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 facing enclosed garden.

NORMAN F. BROWN

Est. 1967

17 ELM TREE LANE

- Superb Spacious Detached Home • 5 Double Bedrooms & 3 Bathrooms • Stylish Accommodation Over 3 Floors • Great Layout • Close To The Bedale Town Centre, Schools & Junction 51 of the A1(M) • Off Street Parking & Double Garage • South Facing, Private Rear Garden • Gas Fired Heating & 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 on the fringes 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 is approached by an attractive oak porch which opens into a central hallway which has a useful 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, but is currently used as a children's playroom. 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. 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 silestone work surface having a matching upstand and a one and a half bowl inset sink with a drainer and extra storage via an understairs cupboard. There are integral appliances including a dishwasher, washing machine, and a tall fridge freezer. The built in 5 ring induction hob with a

stainless steel splashback has an extractor hood over and there is an electric oven and grill.

The first floor landing is lovely and bright with windows to the front and rear plus a built in storage cupboard and an airing cupboard, plus clever understairs storage and reading area. The main bedroom is a spacious double bedroom with a dressing area having space for wardrobes. The en suite comprises of a full bathroom with a shower enclosure having a sliding screen door, panelled bath with a hand held shower over, push flush W.C and a pedestal mounted wash basin. The first floor also has bedrooms four and five, bedroom 5 is a double bedroom perfect for guests to the rear with an attractive, leafy outlook over the private rear garden and situated next to the bathroom. Bedroom four is a larger double bedroom to the front, also 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 lawn to the front

with gated side access to the rear garden. To the other side is a tarmac driveway (with an EV charge point) 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 from the garden. From the side gate, a paved path with space for storing bins, leads round to the rear garden. The private rear garden faces South and has paved seating areas cleverly positioned to take advantage of the South facing aspect looking out over a lawned garden with mature planted borders with 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.

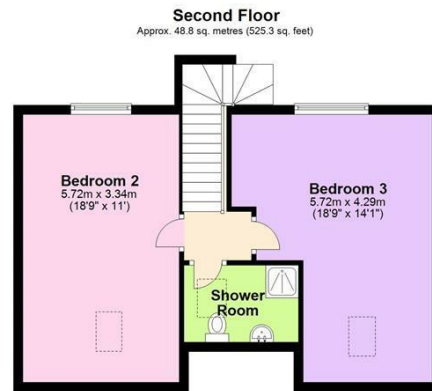
To the rear of the garden is the Wensleydale Railway Line used only occasionally. It is not a mainline and is mainly used with tourism in mind and is well screened from the house and garden by mature shrubs and trees.

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. 218.0 sq. metres (2346.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(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

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