



## 41A ASH TREE CLOSE BEDALE, DL8 1UJ

**£300,000**  
**FREEHOLD**

A spacious and well presented FOUR bed semi detached house located in a quiet position on a great plot with lovely views to the rear. The property benefits from an integral garage, lots of off street parking and a private rear garden and will be perfect for those wanting to put their own stamp onto a home.

**NORMAN F. BROWN**

Est. 1967

# 41A ASH TREE CLOSE

- Four Double Bedrooms • Semi Detached Home • Quiet Position & Popular Location • Garage & Lots Of Off Street Parking • Private Rear Garden • Lovely Views To The Rear • Gas Fired Heating • Great Opportunity For Buyers To Put Their Own Stamp Onto A Home • Video Tor Available • Enquire today For Your Personal Viewing



## Description

This spacious four bedroom detached house is full of potential, ideal for this looking to put their own stamp onto a home. The property is nestled away in the corner of a quiet cul de sac with an excellent plot including a substantial area for off street parking and a private rear garden with a lovely view to the rear.

The house opens into a hallway with space for hanging coats and a downstairs W.C. The hall then opens into a spacious sitting room with a bay window and a gas fire with back boiler set onto a marble effect hearth with wooden surround. There is also a switchback staircase to the first floor with an understairs cupboard providing storage and double doors through to the dining room. The kitchen is accessed from the sitting room and is set to the rear of the house with a door out to the rear garden and another through to the dining room and there is potential to knock through to the dining room to create a spacious dining kitchen. The kitchen itself comprises of a range of wall and base units with a work surface over having a tiled splashback and a single drainer sink. There are spaces for an undercounter fridge and electric or gas fired cooker. The dining room is a great space for entertaining with room for a large dining table and chairs with a sliding patio door out to the rear garden.

To the first floor the landing opens to the four double bedrooms and the house bathroom and there is a loft hatch for access to the part boarded loft providing yet more storage. The main bedroom is an excellent double to the front with a range of built in wardrobes and overhead storage plus an en suite shower room that comprises of a step in shower with folding screen doors, a low level W.C and a wash basin set into a vanity unit. Bedrooms two three and four are all good doubles too facing the rear of the house

with attractive views to the rear over the fields of the Bedale Caravan and camping park. The house bathroom has a contemporary style comprising of an airing cupboard, panelled bath with screen and electric shower over plus a wash basin and push flush W.C set into a vanity unit.

Outside to the front the property is accessed from Ash Tree Close across a shared access driveway leading to private driveways. The Land with the Silver birch trees to the right of the driveway is owned by 41a Ash Tree Close. The property has a substantial tarmac driveway to the front and side and leads to the garage which has an up and over door, lighting and power plus a personal door to the rear (next to the kitchen door) and there is also plumbing for a washing machine underneath a worktop and single sink. the house also has an attractive gravelled frontage and a gate leading to the rear garden at the side. There is scope to convert the garage into further accommodation, with space to the side to build a new garage too (subject to permissions). The rear garden is lovely and private with a paved seating area, ideal for entertaining to the back of the house looking out over a lawned garden and a second patio seating area with a pergola over and all enclosed by a fenced boundary. There is also a bin store to the side too.

## General Notes

### GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

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

Council Tax Band – D

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

Freehold

Construction: Standard

Extensions/Additions: None

Conservation Area - No

Windows: Timber Double Glazing

Utilities;  
Electricity & Gas - British Gas

Water – Mains (Yorkshire Water)

Drainage: Mains

Heating: Gas – Mains (Back Boiler)

Hot Water – Immersion Heater

Broadband:

Current Provider: Utility Warehouse

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Current Provider(s):

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

House Signal Black Spots –

Flood Risk: Low risk

Has the property ever suffered a flood in the last 5 years –  
no

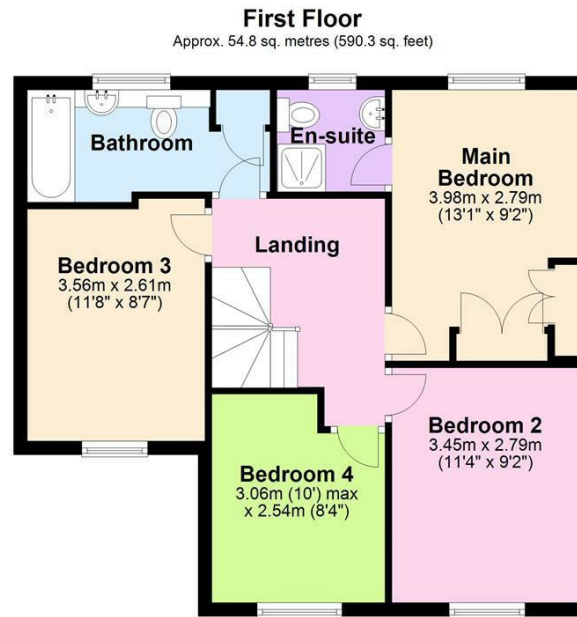
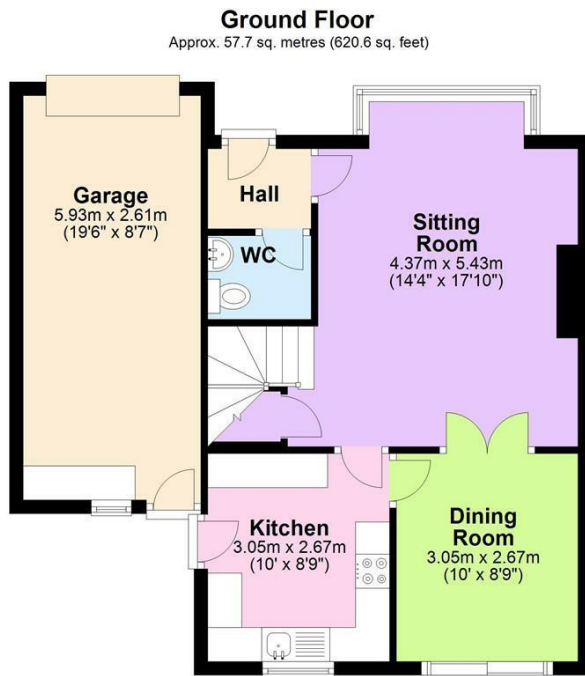
Restrictive Covenants:

### 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.

## 41A ASH TREE CLOSE





Total area: approx. 112.5 sq. metres (1210.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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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