



## 54 QUEEN ANNES DRIVE BEDALE, DL8 2EN

£200,000

An excellent opportunity to modernise this three bedroom semi detached house located in a convenient location close to the town centre, schools, leisure centre and doctors surgery. The property has a great layout with a private, low maintenance rear garden as well as off street parking. Other benefits include gas fired heating and double glazing.

**NORMAN F. BROWN**

Est. 1967

# 54 QUEEN ANNES DRIVE

- Three Bedrooms • Semi Detached Home • In Need Of Modernisation • Low Maintenance Garden • Off Street Parking • Close To Town centre, Schools, Doctors & Leisure Centre • Gas Fired Heating & Double Glazing • Great Layout • Enquire Today For Your Personal Viewing • Video Viewing Tour Available



## Description

This well loved home is now in need of modernisation and is offered for sale with no onward chain. The property has a great layout to suit modern lifestyles and is located in a convenient position close to the town centre, schools, doctors surgery and the leisure centre.

The house opens to a hallway to the side which has a great understairs cupboard ideal for storage. Off the hall and set to the front of the property is a bright yet cosy sitting room with a tiled hearth ready for an electric fire and a bay window. To the rear of the house is a dining kitchen which is a great space for entertaining or for family time. The dining area has space for a 6 person dining table and chairs with French doors opening out to the garden. The kitchen itself is separated from the dining area by a peninsula and comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink. There are built in appliances including a four ring electric hob with an extractor hood over and an electric oven under with spaces for an under counter fridge, freezer and washing machine.

To the first floor the landing has lovely rooftop views towards the Bedale town centre and has a loft hatch. Bedrooms one and two are both good double bedrooms with built in wardrobes, bedroom one, to

the rear, also has a built in over stairs cupboard for additional storage. Bedroom three is an excellent single bedroom which could also be used as a study for those working from home and there is a modern shower room with a walk in shower enclosure, pedestal mounted wash basin and a push flush W.C.

## Outside

To the front there is a paved driveway providing off street parking leading down the side of the house where there is gated access to the rear garden. There is also a gravelled frontage with a beech hedge and laurel shrubs to the side. To the rear is a low maintenance rear garden with a paved seating area from the dining areas French doors with steps up to a planted garden which has a bin store area and a garden shed. There are steps down to a further seating area ideal for entertaining or for sitting out and the private garden is all enclosed by a fenced boundary.

## 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 – C

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

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Current Provider: None

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

Mobile:

Current Provider(s): None

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

House Signal Black Spots –

Flood Risk:

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

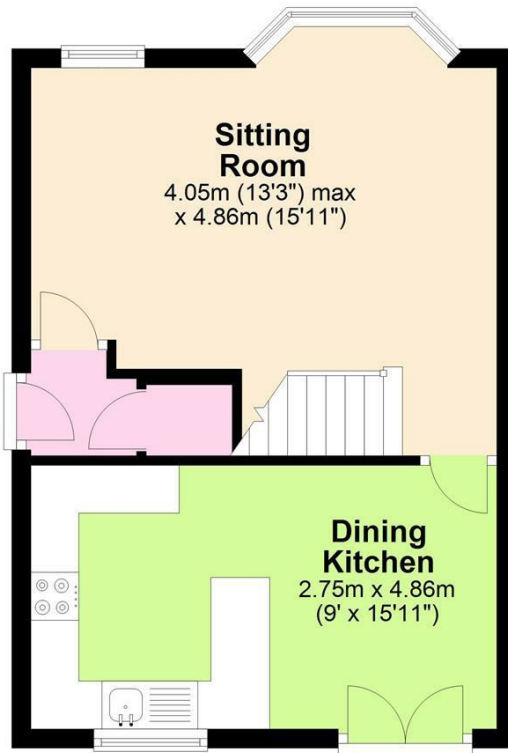
Restrictive Covenants: Not Known

## 54 QUEEN ANNES DRIVE



## Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



## First Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



Total area: approx. 65.4 sq. metres (704.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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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