



**10 SUSSEX STREET**  
**BEDALE, DL8 2AJ**

**£450,000**  
**FREEHOLD**

A stunning three bedroom detached bungalow offering spacious accommodation with a great layout to suit modern lifestyles, conveniently located close to the town centre, schools and the leisure centre. The property has been fully renovated to provide a modern and contemporary styled home with benefits including off road parking, garage, gardens and a new gas fired heating system.

**NORMAN F. BROWN**

Est. 1967

# 10 SUSSEX STREET

- An Attractive Detached Bungalow • Refurbished, Stylish Interior • Off Street Parking, Garage & Garden • Great Flexible Layout • Gas Fired Heating & Double Glazing • Convenient Location • Close To The Bedale Town Centre, Schools & Leisure Centre • 3 Double Bedrooms • Enquire Today For Your Personal Viewing • Video Tour Available



## Description

This superb detached bungalow has been refurbished to provide a spacious, stunning home with a great layout and is set back from the road by a short walled boundary and is conveniently located just round the corner from the Bedale town centre, leisure centre and doctors surgery.

The property opens into a bright hallway with wood flooring, a loft hatch and two built in storage cupboards. The South facing, spacious sitting room is positioned to the front of the bungalow overlooking the attractive gardens and has an electric fire set into an inglenook fireplace. The dining kitchen is a great space for entertaining with space for an 8 person table and chairs plus glazed, double doors through to a spacious sun room. The kitchen itself has a plentiful range of shaker style wall and base units having a wooden work surface over with a matching upstand plus a one and a half bowl sink with drainer. There are integrated appliances including a dishwasher, washing machine, tall fridge and freezer plus a five ring gas hob with an extractor hood over and an electric oven under. The sun room off the dining area is an impressive space with velux windows, that could be used for a variety of needs and opens out to the private courtyard garden with doors also leading out to the rear lane and into the garage.

## Outside

Off the sun room, French doors lead through to a private, walled courtyard garden perfect for sitting out or for entertaining which has gated access from the front and is mainly paved with clever wood bench seating and flower beds ready for planting around the edge. Also off the courtyard is a garden room which has lighting, power and running water to a Belfast sink.

The attractive frontage has gated access from the roadside with steps down into the garden which is mainly lawned with beds laid with wood chippings and inset trees plus a paved path leads to the front door. There is a raised driveway that has been walled and block paved providing off street parking (with a dropped kerb still to be installed by the current owner). To the rear of the property is an access lane for residents of the street and leads to the garage which is a large single garage with a personal door into the sun room and also has an electric roller door, lighting and power points and could be used for storage and for off street parking.

## General Notes

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.

Conservation Area - No

Planning Permission Granted for a dropped kerb at the front. Installation of the dropped kerb still to be carried out by the current owners.

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 – Not Known

Flood Risk:

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

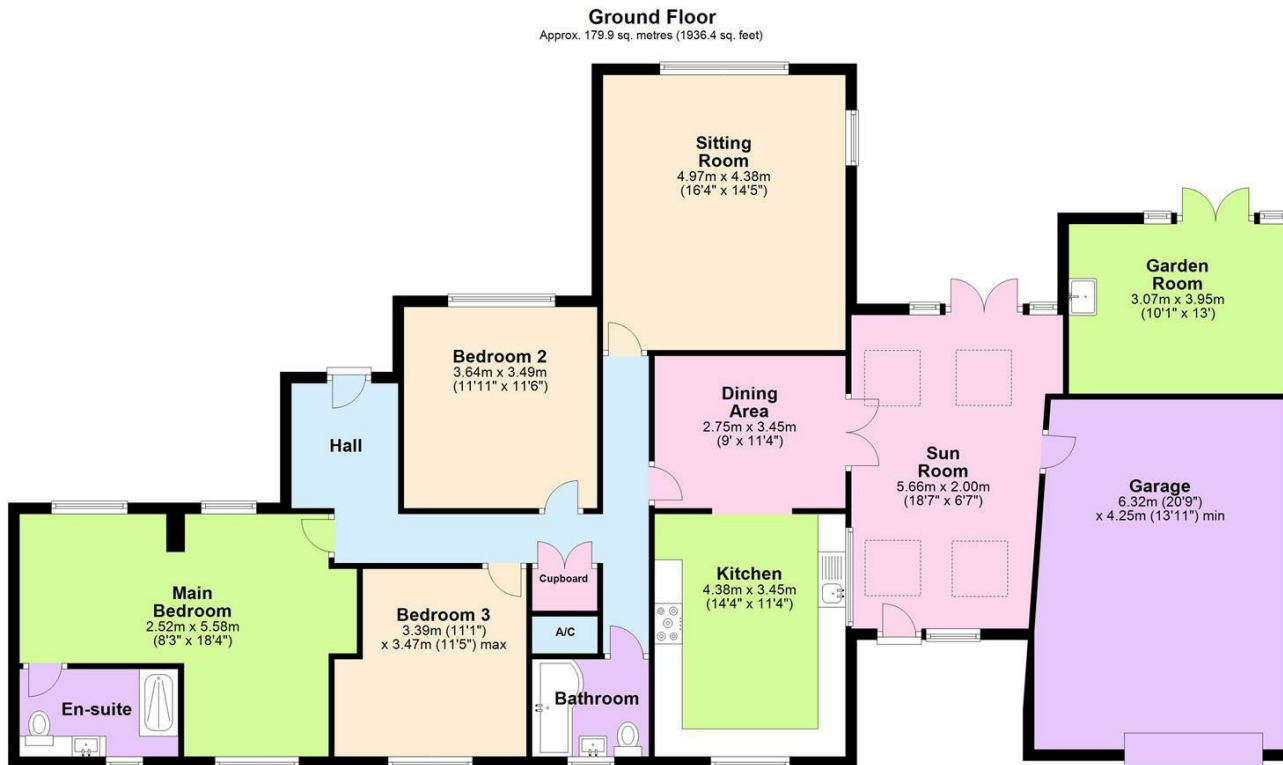
Restrictive Covenants: Not Known

#### 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.

## 10 SUSSEX STREET





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

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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