



22 ASH TREE ROAD
BEDALE, DL8 1UQ

£235,000
FREEHOLD

An excellent three bedroom semi detached house located in a popular area close to Bedale town centre. The property offers well presented accommodation with a great layout that also benefits from an enclosed rear garden, garage, off street parking and viewing is highly recommended.

NORMAN F. BROWN

Est. 1967

22 ASH TREE ROAD

- Three Bedrooms • Semi Detached House • Great Layout • Enclosed Rear Garden • Off Street Parking & Garage • Well Presented Accommodation • Close To Bedale Town Centre • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This excellent three bedroom semi detached home is located close to the town centre and has an excellent layout.

The property opens into a hallway with space for hanging coats and has a downstairs W.C hidden away under the stairs. The sitting room is perfect for cosy evenings with clever storage set into an inglenook fireplace. To the rear of the house is the dining kitchen which is a great space for family time or for entertaining with the dining area having space for a 6 person table and chairs and there are French Doors out to the rear garden too. 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 splash backs and a single sink with drainer. There are integrated appliances including a dishwasher, undercounter fridge and freezer plus a four ring electric hob with an extractor hood over and an electric oven under and there is also space for a washing machine.

Upstairs the landing has a loft hatch with a drop down ladder for access to the part boarded loft which also has a useful light and is home to the combination boiler. Bedrooms one and two are both great double bedrooms and bedroom three is a good single which would also make a great study for those that work from home. The contemporary styled house

bathroom is fully tiled and comprises of a panelled bath, walk in shower with fixed and handheld shower heads, a push flush W.C and a wash basin set into a vanity unit.

Outside

There is an attractive lawned frontage with a walled boundary to the front with a tarmac driveway providing off street parking leading to the garage, which has an up and over door, personal door to the rear into the garden as well as lighting and power points. The rear garden has gated access from the driveway and is mainly lawned, with a paved seating area off the French Doors of the dining area overlooking a lawn which has a further seating area to the rear of the garage and the garden is all enclosed by fenced boundaries.

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:

Checker: www.checker.ofcom.org.uk

Mobile:

Current Provider(s):

Signal Checker visit www.checker.ofcom.org.uk

House Signal Black Spots –

Flood Risk:

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

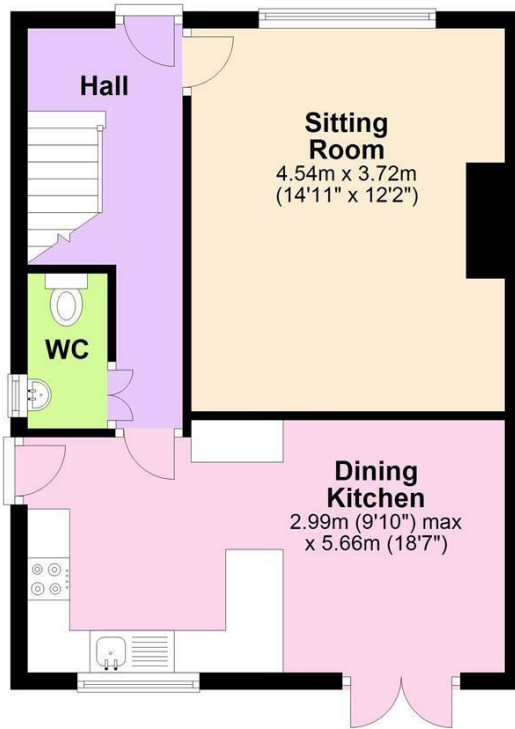
Restrictive Covenants: Not Known

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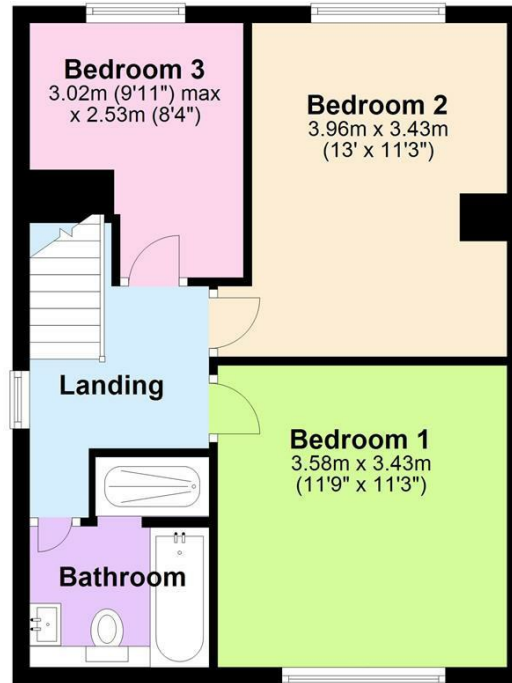
Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 86.4 sq. metres (929.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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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