



5 MASHAM ROAD
BEDALE, DL8 2AF

£400,000
FREEHOLD

A superb opportunity to purchase a spacious three double bed roomed detached home situated on an excellent plot with private gardens. The house benefits from a great layout, perfect for modern lifestyles, garage and off street parking and is located in a highly sought after position close to the Bedale town centre, schools and the leisure centre.

NORMAN F. BROWN

Est. 1967

5 MASHAM ROAD

- Spacious Detached Home • Three Double Bedrooms • Excellent Plot & Private Garden • Garage & Off Street Parking • Great Layout • Sought After Location • Gas Fired Heating & Double Glazing • Close To The Bedale Town Centre, Schools & Leisure Centre • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This excellent detached home offers accommodation to suit a variety of different needs, especially with garden that will suit keen gardeners and are also great for children playing and entertaining.

The house opens into a porch which has space for hanging coats and storing shoes and leads into the main hallway. The hallway itself is spacious with a small understairs cupboard for storage and a downstairs W.C squirreled away under the stairs too. Off the hallway is a study, perfect for those working from home and would also make a good snug or play room too. The sitting room is a cosy room with a living flame effect gas fire with a wooden surround and glazed sliding doors through to a sun room to the rear which opens out into the rear garden via patio doors. The dining kitchen is a perfect space for entertaining or for family time with a spacious dining area that would fit a large dining table and chairs with a bay window looking out to the rear garden that is ideal for a sofa. The kitchen itself has a range of shaker style wall and base units with work surface over having a tiled splashback and a one and a half bowl ceramic sink with drainer. There is also space for a dishwasher and a tall fridge freezer plus a door out to the rear garden. The utility room is also just off the kitchen and has a range of base unit cupboards with a work top over, single sink with drainer and spaces under for a washing machine and tumble

dryer.

The first floor landing is also bright and spacious with a loft hatch. The three bedrooms are all good doubles with bedroom one having dual aspect windows to the front and rear with bedroom two facing the rear garden and bedroom three the front. The family bathroom is also spacious including a shower enclosure with screen door and an electric shower, a panelled bath, push flush W.C and a pedestal mounted washbasin.

Outside

The property has wrought iron gates opening to the block paved driveway providing off street parking, leading to the attached garage which has double timber doors, a window, lighting and power points and also houses the combi boiler. The front garden is mainly lawned with hedged boundaries creating privacy with paths to both sides of the house to the rear garden. The rear garden faces approx South East and is again mainly lawned with paved seating areas ideal for entertaining, with a green house and garden shed for storage. The rear garden is lovely and private with hedged and fenced boundaries and linked to the house via the kitchen and sun room.

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 – E

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 (In Garage)

Drainage: Mains

Broadband:

Current Provider: Sky

Checker: www.checker.ofcom.org.uk

Mobile:

Current Provider(s):

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

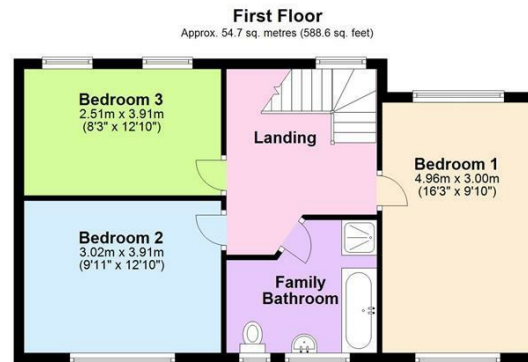
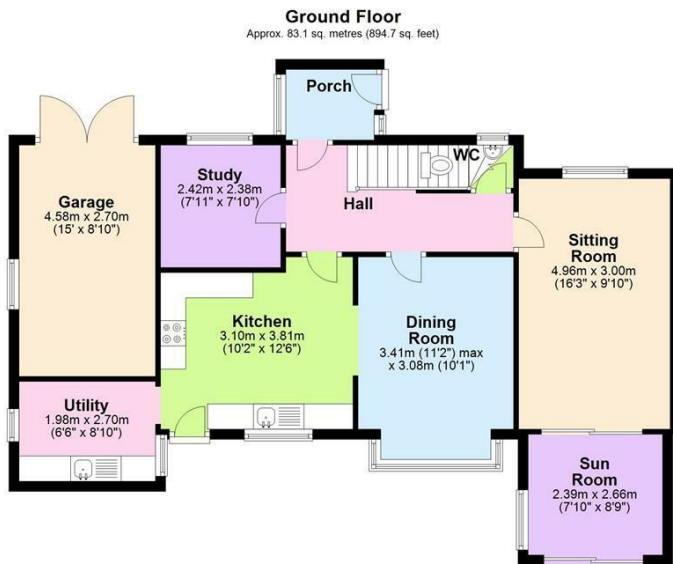
House Signal Black Spots – None

Flood Risk:

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

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Total area: approx. 137.8 sq. metres (1483.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

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