



**BELLE VUE, 29 BEDALE ROAD,  
AISKEW, BEDALE, DL8 1AZ**

**£525,000  
FREEHOLD**

A superb opportunity to purchase a characterful and attractive five double bed roomed semi detached house with a large plot of approx 0.4 acres with a double garage and former chapel in need of renovation. Located close to the Bedale town centre and within easy reach of Junction 51 of the A1(M), this lovely home offers spacious accommodation over three floors, private gardens and has potential both with the house and land.

**NORMAN F. BROWN**

Est. 1967

## BELLE VUE, 29 BEDALE ROAD,

- 5 Double Bedrooms • Character Semi Detached House • Accommodation Over Three Floors • Large Plot Including an Orchard • Lots Of Potential • Former Chapel In Need Of Renovation • Double Garage & Off Street Parking • Private Rear Garden • Video Tour Available • Enquire Today For Your Personal Viewing



### Description

This attractive double fronted, semi detached home is full of character and offers spacious rooms over three floors, full of potential both inside and out.

The property opens into a central hallway that runs from the front to the rear porch and out to the garden. Also off the rear porch is a useful downstairs W.C and there is space for hanging coats too. Either side of the hallway to the front is the sitting room and dining room, both rooms have lovely high ceilings and features including ornate coving and ceiling roses plus double glazed sash windows. The sitting room also has exposed wood floorboards with an electric fire having a wooden surround. The dining room has room for a large dining table and chairs with an ornamental cast iron fire place having a granite tiled hearth. The dining room also has potential to knock through to the kitchen to create a large open plan dining kitchen. The kitchen itself is to the rear of the house and has space for a 6 person dining table and chairs with the kitchen itself comprising of a freestanding range of pine wall and base units with a granite work tops and a Belfast style sink with a drainer.

There is a range style cooker with gas hobs and electric ovens and there is space for a tall fridge freezer and sideboard too. Across the hall is a large utility room which has an under counter unit with spaces for a washing machine and tumble dryer and there is also a one and a half bowl sink.

To the first floor an attractive arched picture window creates a bright landing with an attractive outlook over the rear garden. Off the landing are three double bedrooms with Bedrooms one and two to the front having sash style windows with bedroom one having an inglenook style fireplace and bedroom two having an airing cupboard. Bedroom three is to the rear with another attractive view of the garden to the rear. The family bathroom is also spacious and comprises of a shower enclosure with sliding screen door plus fixed and handheld shower heads, a roll top bath, low level W.C and a pedestal mounted wash basin.

To the second floor another arched picture window provides another bright landing and view of the rear garden. Bedroom four is an excellent double with Velux windows, eaves storage and an en suite shower room that comprises of a walk in shower with screen door, low level W.C and a pedestal mounted wash basin. Bedroom four is another great double and is currently used as a study with Velux windows and a cupboard housing the water header tanks.

### Outside

The property has an attractive frontage with a wrought iron gate and path to the front door from Bedale Road. To the side of number 31 Bedale Road is the driveway for the property which leads to an archway under the outbuilding to a hard standing parking area with room for plenty of cars with turning space and also has a double garage with two up and over doors, lighting and power points. The driveway has a right of way for number 33 to their property and driveway which is located off the drive but before the archway.

Also off the driveway is lawned area with an orchard of fruit trees perfect for growing vegetables or may even present a building opportunity subject to planning permissions. There was planning permission for a detached bungalow and two semi detached bungalows granted in 1992 that has now lapsed. Application number 2/92/004/0002H.

The hardstanding parking area also has a garden shed, store for a sit on a lawn mower and a greenhouse. A gate then leads through to the rear garden separated from the parking area by an attractive stone wall boundary. The rear garden is mainly lawned with mature inset trees and planted borders with paved paths to the rear porch at the back of the house and to a summer house which has lighting and power. There are two paved seating areas ideal for entertaining, one at the back of the house and one at the top of the garden and the rear garden is all enclosed by walled boundaries. The rear garden also has extra storage from a brick outhouse which has a light and power points and is situated next to a gate leading into the rear of number 31 with a right of access out to the driveway.

The previously mentioned outbuilding is substantial and in need of repair. A former Eben Ezer Baptist chapel dating from 1842, the building is brick built with two floors with a roof also in need of attention with missing and broken slates. The building is big enough to create an annexe or would suit a variety of other uses including an at home gym and office or as excellent storage for anyone in the trade.

### 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

Extensions/Additions: Ground Floor Extension & Loft Conversion

Planning Permission Required:

Ground Floor Extension Granted 12.4.06 Ref. No: 06/00817/FUL

There was planning permission for a detached bungalow and two semi detached bungalows granted in 1992 that has now lapsed. Application number 2/92/004/0002H.

Loft Conversion Not Required

Conservation Area - No

Listed Building - No

The Outbuilding is in need of complete renovation and as it is now, uninhabitable.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Immersion Heater

Drainage: Mains

Broadband: Yes

Current Provider: BT

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

Flood Risk:

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

Restrictive Covenants: Not Known

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## **ADDITIONAL INFORMATION**

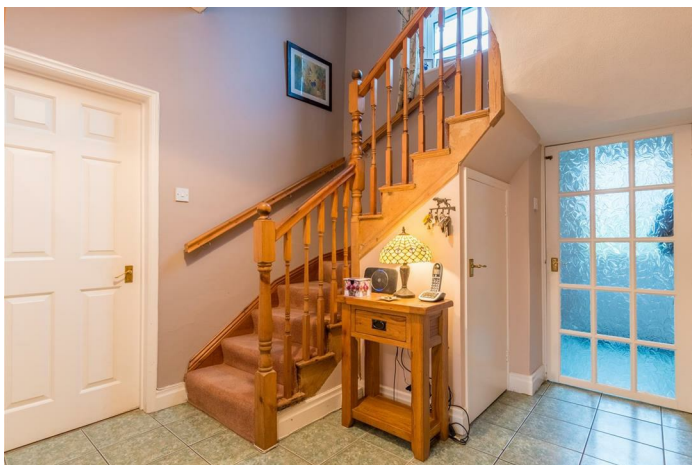
**Local Authority** – North Yorkshire Council

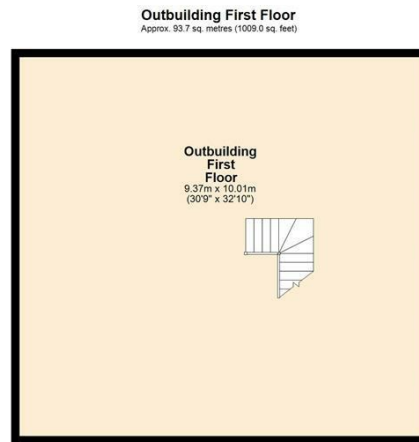
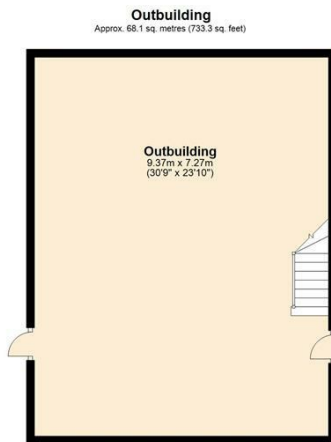
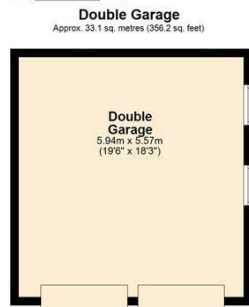
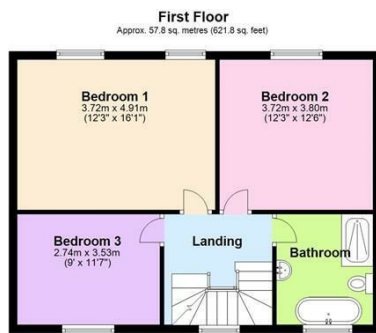
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1749.50 sq ft

**Tenure** – Freehold





Total area: approx. 374.4 sq. metres (4029.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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**NORMAN F. BROWN**

Est. 1967