



## 25 SANDHILL LANE BEDALE, DL8 1UT

£395,000

A stunning detached home offering extended accommodation with a fantastic open plan layout, ideal for families or for entertaining. The house benefits from a contemporary style, garage with off street parking and is in an excellent location close to Bedale town centre and junction 51 of the A1(M) for commuters.

**NORMAN F. BROWN**

Est. 1967



# 25 SANDHILL LANE

- Four Bedrooms • Extended Detached Home • Fantastic Open Plan Layout • Gas Fired Heating & Double Glazing • Garage & Off Street Parking • Lovely Low Maintenance, Enclosed Garden • Close To The Bedale Town Centre & Junction 51 Of The A1(M) • Contemporary Style • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This extended detached home with its open plan layout, is perfect for those who love to entertain or for families who want space to be together.

The property opens into a central hallway with stairs to the first floor and space for hanging coats or shoe storage. The hall then leads through to the sitting room revealing a stunning open plan living space through to a dining area and kitchen to the rear. The bright sitting room is a cosy space with a feature log burner raised and set into the chimney breast with stone surround. The dining area flows through to the kitchen and is a great room for entertaining with space for a large dining table and chairs with doors to a utility room and a useful understairs cupboard for additional storage. The utility room has a door opening out to the side of the house, space for hanging coats and a work surface with space under for a washing machine and a tumble dryer over, there is also a useful downstairs W.C.

The kitchen is another bright room with velux windows and French doors out to the rear garden. The kitchen itself comprises of a range of shaker style wall and base units with a granite work top over having a matching upstand and a Belfast sink with drainer. There are spaces for a range style cooker (with gas and electric connections) with an extractor hood over and a glass splashback behind. There is also space for a tall fridge freezer and an integrated dishwasher plus a peninsula breakfast bar with space beyond for a sofa or further dining area.

The first floor landing is again nice and bright with a built in airing cupboard housing the boiler and there is a loft hatch with drop down ladder to the partly boarded loft. The main bedroom is another excellent double with built in wardrobes and an en suite comprising of a double walk in shower with a sliding screen door, a pedestal mounted wash basin and a low level W.C. Bedrooms two and three are further doubles with bedroom four set to the rear an excellent single bedroom which would also make a great study for those that work at home. The house bathroom, like the rest of the house has a contemporary style with a panelled bath having a shower over and screen, a wall mounted wash basin and a push flush W.C.

Outside the front is mainly gravelled with a shrub border and there is a tarmac driveway providing off street parking leading to the integral garage which has an electric garage door, personal door opening out to the side, lighting and power points and a range of wall mounted shelving. The private rear garden has been designed for ease of maintenance and is another fantastic space for entertaining. It is mainly paved with shrub borders, a garden shed for extra storage and all enclosed by a fenced boundary. Other features include an attractive stone water feature, large log store with automatic lighting to the side and external power points.

## 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 – D

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

Construction: Standard

Extensions/Additions: Ground Floor Rear

Planning Permission Required Yes

Building regs Required Yes Certificate Yes

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Current Provider: Talk Talk

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

Mobile:

Current Provider(s): Not Known

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

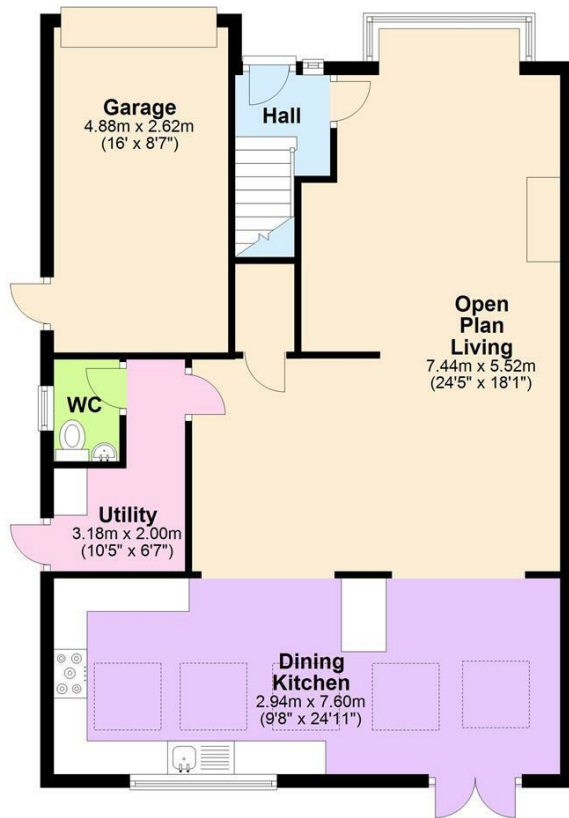
Restrictive covenants: Available on request

## 25 SANDHILL LANE



### Ground Floor

Approx. 86.3 sq. metres (929.4 sq. feet)



### First Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



Total area: approx. 136.1 sq. metres (1465.3 sq. feet)



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>		<b>68</b>	<b>78</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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