



## 12 GREENDALE COURT

BEDALE, DL8 1FB

**£99,000**  
**LEASEHOLD**

A spacious one bedroom apartment conveniently positioned on the ground floor of this purpose built development for the over 60's and near to the communal facilities. Located close to the Bedale Town Centre, the development is ideal for those looking for an easy independent lifestyle and a slower pace of life with a lovely community feel.

**NORMAN F. BROWN**

Est. 1967

# 12 GREENDALE COURT

- Double Bedroom • Ground Floor
- Apartment • Development For The Over 60's • Close to The Bedale Town Centre, Leisure Centre & Doctors Surgery • Double Glazing & Electric Heating System • House Manager • Communal Gardens & Parking • Development Has A Lovely Community Feel • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

GREENDALE COURT provides secure independent retirement living for persons over 60 years old. There are call points in every main room for direct contact with the House Manager and there is emergency 24 hour Careline cover.

## COMMUNAL FACILITIES

The residents in Greendale Court have the benefit of the

following facilities:-

Residents Lounge with kitchen facilities.

Guest Bedroom with Ensuite Shower Room

Laundry Room

Refuse Room

There are attractive well stocked landscaped gardens surrounding the property with a patio seating area for the use of the residents.

There is on-site communal residents parking, including a 3 car parking bay conveniently across the communal garden from the apartment.

The Apartment comprises;

Hall

Spacious built-in storage cupboard, secure entry system and doors to the sitting room, shower room and double bedroom.

Sitting Room

A spacious room with space for dining table and chairs plus a sofa. There are also television & telephone points, an electric night storage heater, an electric fire, coving to the ceiling and a dining area has space for a dining table and chairs with double multi-paned frosted glazed doors to the kitchen and a glazed door out to a communal garden.

Kitchen

Matching range of wall and base units with a work surface over having tiled splashbacks and a single sink with drainer with a window providing a pleasant outlook to a communal garden. There are built in appliances including a 4 ring electric hob with an extractor over and an electric oven plus a dishwasher and space for a tall fridge and freezer.

Double Bedroom

Double glazed sash style window, coving to the ceiling and plenty of storage including a built in wardrobe with mirrored folding doors, two additional fitted wardrobes and over head storage cupboards.

Shower room

Shower enclosure with double sliding screen doors, a wash basin set into a vanity unit and a push flush W.C.

### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – B

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

Lease Length - 125 Years From 1st March 2005

Management Charge - £3191.32p.a (Feb 2024 -Feb 2025)

Ground Rent - £395p.a

### 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

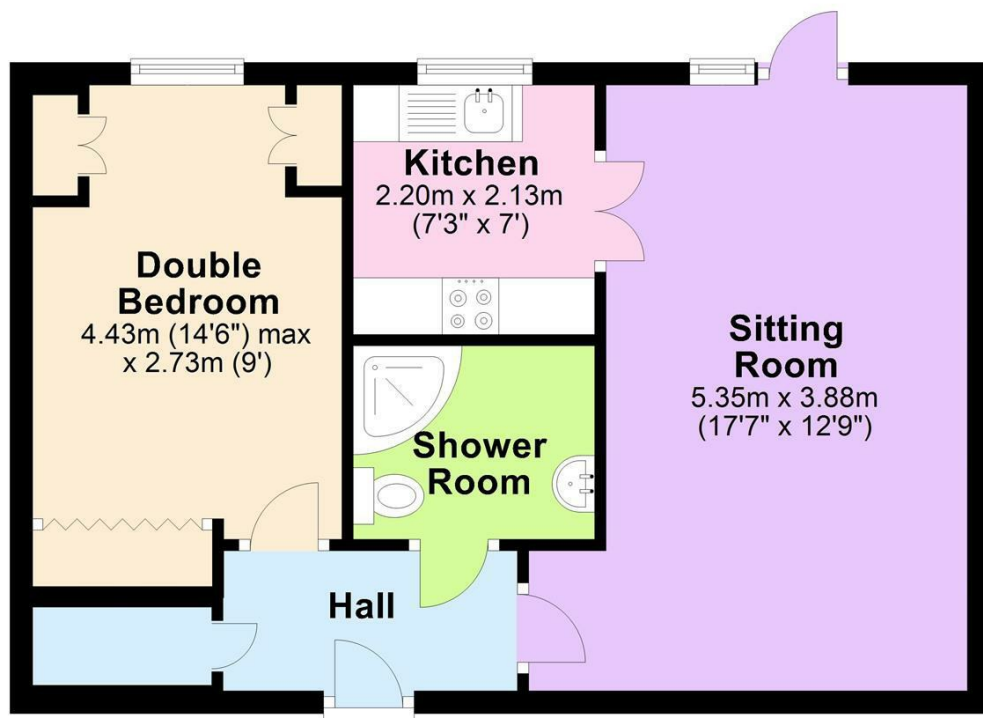
network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

## 12 GREENDALE COURT



## Ground Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 44.2 sq. metres (475.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(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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