



5 ASH TREE WALK

BEDALE, DL8 1UH

£325,000
FREEHOLD

Called 'Hideaway House' by the current owner, this three bedroom detached bungalow is nestled away in a quiet and peaceful position offering spacious and well presented accommodation. The bungalow benefits from a private garden ideal for entertaining or for keen gardeners plus a garage and off street parking.

NORMAN F. BROWN

Est. 1967

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- Peaceful & Quiet Position • Detached Bungalow • Garage & Off Street Parking • Spacious And Well Presented Accommodation • Close To The Bedale Town Centre • Three Bedrooms • Private And Enclosed Rear Garden • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This lovely detached bungalow is nestled away in a tranquil setting and is perfect for those looking for peace and quiet, yet close to amenities. The bungalow itself is also ideal for someone looking to put their own stamp onto a home that has been well cared for by the current owner.

The bungalow opens into a central hallway which has an airing cupboard and loft hatch. The sitting room is a spacious front to back room with a bow window and has an electric fire with wood surround and a marble inset and hearth plus space for a dining table and chairs. To the rear of the sitting room, French doors open into a conservatory that overlooks the rear garden and is an excellent link between the property and garden via a further set of French doors. The dining kitchen is situated to the rear and also has space for a dining table and chairs. The kitchen itself has a range of wall and base units with a work top over having an upstand and a single sink with a draining board. there is space for an electric cooker with an extractor hood over plus an integrated fridge freezer, a useful dresser also provides extra storage. To the rear of the kitchen is a porch which has plumbing for a washing machine and space for a tumble dryer and is a great space for coming back in from the garden or from the car with the garage and driveway

positioned to the rear.

Bedrooms one and two are both excellent doubles to the front with built in wardrobes and matching dressing tables. Bedroom three is a smaller double but would also make a great at home office or hobby room. The shower room has a walk in shower with screen plus a low level W.C and a pedestal mounted wash basin.

Outside there is an attractive lawned frontage with planted flower and shrub borders within a short wall boundary. Gated access to the side leads to the sun trap of a rear garden which has a paved seating area off the conservatory overlooking an ornamental pond with gravelled and rockery borders with inset shrubs and trees. A paved pathway leads to the side to a lawned garden which would make an excellent vegetable patch for those wanting to grow your own and all enclosed by fenced and hedged boundaries. From the rear porch a private path leads directly down the side of the garden and around the back of numbers 7 and 9 Ash Tree Walk to the garage (part of a block of 3) which opens to the driveway where there is off street parking for 2 to 3 cars. The garage itself has an up an dover door, lighting and power points and a personal door to the rear to the path into the garden. Unrestricted on street parking is

also available on Sycamore Drive and Ash Tree Road.

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

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

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

Flood Risk:

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

Restrictive Covenants: Not Known

Please Note:

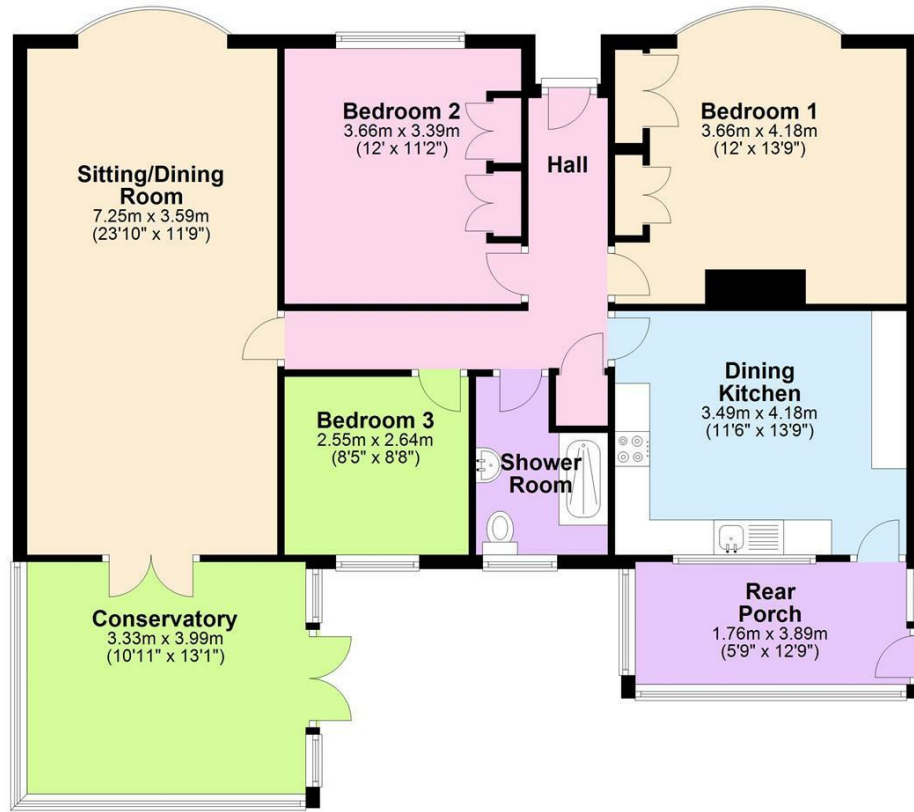
There is off street parking in front of the garage, which is part of a block of three behind number 9 Ash Tree Walk.

There is a door to the rear of the garage to a private path that leads to the rear of the property. The front door can be accessed via a public footpath from either Ash Tree Road or Sycamore Drive (closest on street parking) across the fronts of 7 & 9 Ash Tree Walk, for further information please see the video tour.

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Ground Floor
Approx. 112.0 sq. metres (1205.0 sq. feet)



Total area: approx. 112.0 sq. metres (1205.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(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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