



5 WYCAR TERRACE

BEDALE, DL8 2AG

£295,000
FREEHOLD

An immaculate and beautifully presented three bedroom mid terrace home located in an elevated position with rooftop views over Bedale and close to the Town centre. The property benefits from spacious accommodation with character features, gas fired heating, off street parking and a private & enclosed garden.

NORMAN F. BROWN

Est. 1967

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- Three Bedrooms • Mid Terrace Character Home • Spacious Rooms • Stunning Kitchen and Family Bathroom • No Onward Chain • Gas Fired Heating & Double Glazing • Enclosed & Private Garden plus Off Street Parking • Two Outside Stores • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This character home is part of an attractive terrace nestled away in a quiet and elevated position with attractive roof top views towards Bedale Town Centre.

The spacious main hallway is an impressive entrance to the house with an understairs cupboard for storage and character features including high ceilings and ornate coving that continue throughout the property.

The sitting room is a spacious and bright room with a large bay window and a living flame effect gas fire providing a cosy feel. The dining room is a lovely spacious room, ideal for entertaining or for family time with a useful built in store. The stunning kitchen is set to the rear of the house with a range of shaker style wall and base units with a work surface over having a wood work top with a matching upstand and an inset Belfast style sink with drainer. There is a built in range style cooker with gas hobs, electric ovens and an extractor hood over with a tiled splashback too. There is an integrated dishwasher and an open doorway through to a utility room where there is space for an American Style fridge freezer and an integrated washing machine as well as further wall and base units with a wooden worktop over in the same style as the kitchen. The utility also has a door to the rear yard and there is a useful downstairs W.C too which also houses the combination boiler.

To the first floor, the landing opens to the three bedrooms and the family bathroom. Bedroom one is to the front and is an excellent double with far reaching

rooftop views over the garden towards Bedale Town Centre. Bedroom two is to the rear and is another great double room and Bedroom three is great single bedroom which would also make a great study to the front and has the same attractive views as Bedroom one. The family bathroom is a spacious and contemporary style with a large bath with a handheld shower over, a double shower enclosure with sliding screen door and a fixed and handheld shower plus a push flush W.C and a pedestal mounted wash basin.

Outside

To the front is the main garden which includes a paved terrace ideal for entertaining overlooking a lawned garden with hedged boundaries. To the rear is a yard providing another seating area and access to two outside stores, both with lighting and power points. A gate then leads to the rear lane where there is space to park two cars.

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. Please note this property is tenanted and as per the tenancy agreement they require a minimum of 24 hours notice for any appointments. On agreement of a sale, two months notice will be served to the tenants to end the tenancy to allow for vacant possession.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – C

Parking is to the rear of the property with space for two cars.

There is a right of way across the rear lane to and from Wycar and there is an additional right of way (mainly used by the postman) across the front of the property along the terrace, also to and from Wycar. Number 6 has a right of way to the rear of the property across the lane to the rear of Number 5 and also across the front to and from Wycar.

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

Construction: Standard

Conservation Area - Yes

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Current Provider:

Checker: www.checker.ofcom.org.uk

Mobile:

Current Provider(s):

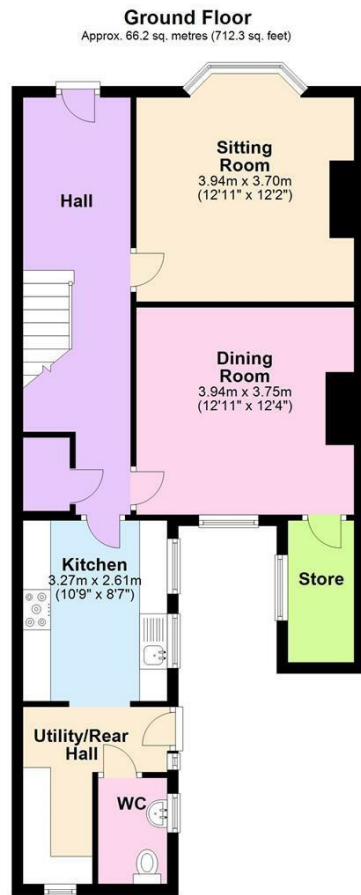
Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

Restrictive Covenants: Not Known

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Total area: approx. 120.2 sq. metres (1293.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(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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