



28 ASH TREE ROAD
BEDALE, DL8 1UQ

£190,000
FREEHOLD

An excellent two bedroom semi detached bungalow located in a popular area close to the Bedale town centre & leisure centre. The property is perfect for those wanting to put their own stamp onto a home and benefits from off street parking, garage, private garden backing onto open fields plus a gas fired heating system and double glazing.

NORMAN F. BROWN

Est. 1967

28 ASH TREE ROAD

- Two Bedrooms • Semi Detached Bungalow • Gas Fired Heating & Double Glazing • Off Street Parking & Garage • Private Rear Garden • Close To Bedale Town Centre, Junction 51 of the A1(M) & The Leisure Centre • No Onward Chain • Contemporary Shower Room • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This two bedroom semi detached bungalow is perfect for those wanting a bungalow that they can move straight into and then make their own. Located in a popular area the property is close to the Bedale town centre, doctors surgery and leisure centre with several schools also close by too.

The property opens into a hallway to the side which has a loft hatch and space for hanging coats. The sitting room is a spacious room to the front with room for sofas and dining furniture and it is kept cosy by the wall mounted gas fire with back a boiler. The kitchen is to the rear and overlooks the rear garden and open field beyond and comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink with drainer. The kitchen also has spaces for a washing machine and a tall fridge freezer plus a freestanding electric cooker with 4 hob rings, a grill and oven.

Bedroom 1 is an excellent double to the rear with the attractive outlook over the garden and fields beyond and there are also built in , full length wardrobes with sliding doors. Bedroom two is to the front and is a smaller double with built in wardrobe and matching chest of drawers and would also make a great study. The shower room has a contemporary style with a walk in shower enclosure having a sliding screen door and an electric shower plus a pedestal mounted

wash basin and a push flush W.C.

Outside

The front is mainly gravelled with a planted border having a range of shrubs, trees and flowers and a tarmac driveway leads up the side of the bungalow providing lots of off street parking in front of the garage. The garage itself has an up and over door and provides great storage. The rear garden is mainly paved for ease of maintenance and makes a great private space, perfect for sitting out or entertaining with attractive shrub borders, fenced boundaries and an open field to the beyond.

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 – B

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 – Immersion Heater

Drainage: Mains

Broadband:

Current Provider:

Checker: www.checker.ofcom.org.uk

Mobile:

Current Provider(s):

Checker: www.checker.ofcom.org.uk

Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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Ground Floor

Approx. 53.6 sq. metres (577.2 sq. feet)



Total area: approx. 53.6 sq. metres (577.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		52	
(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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