



**48, BEDALE ROAD, AISKEW,
BEDALE, DL8 1DD**

**£300,000
FREEHOLD**

A character home with potential! The property offers an excellent layout with a great garden, in a convenient location for Bedale town centre and Junction 51 of the A1(M). The property also benefits from spacious rooms, substantial off street parking to the rear plus a useful outbuilding.

NORMAN F. BROWN

Est. 1967

48, BEDALE ROAD, AISKEW,

- Character Semi Detached Home • Three Bedrooms • Spacious With Great Layout • Substantial Parking Area With Outbuildings • Enclosed & Large Rear Garden • Close To Bedale Town Centre & Ideal For Junction 51 Of The A1(M) • Gas Fired Heating & Double Glazing • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This great character home is ready to move into and make your own. The property offers spacious accommodation in a great layout and offers potential by way of further extension to the rear or simply the knocking the kitchen through to the dining area, creating an open plan dining kitchen.

The house opens into an entrance porch at the front where there is space for hanging coats and racks for storing shoes. The inner hallway leads through to the sitting room, utility and the snug and has bright and airy feel with stairs up to the first floor. The sitting room is bright and spacious with windows to the front and rear plus a dining area which could be knocked through to open up to the kitchen. The sitting room is given a cosy feel from the wood flooring that continues through the ground floor and there is a log burning stove set into an inglenook fireplace with a stone hearth. The snug could be used as a dining room or play room and could even make a great at home office and has an ornamental fireplace with brick surround. off the snug is the kitchen which comprises of a range of wall and base units with worktop, tiled splashbacks and a single sink with drainer. There are built in appliances including a four ring electric hob with an electric oven under and an extractor hood over plus spaces for a dishwasher and an undercounter fridge. The kitchen also has a door out to the rear garden. The utility room also has

a tall pantry style cupboard and a range of shaker style base units with worktop and an inset ceramic sink plus spaces for a washing machine and tumble dryer. The utility also has a useful downstairs W.C.

To the first floor the split level landing opens to the three bedrooms and has storage cupboards and a loft hatch. Bedroom one is an excellent double with over head storage into the alcoves and windows to the front and rear. Bedroom two is another double to the front and bedroom three is a smaller double, currently used as a study with a built in cupboard. The house bathroom comprises of a panelled bath with a shower over, a low level W.C and a pedestal mounted washbasin.

Outside there is a lawned frontage with a gravelled path from Bedale Road having shrub borders and fenced boundaries. There is a lane to the side of number 46 Bedale Road providing a right of way to the parking area at the rear where there is parking for multiple cars, a motor home or work vans plus a useful outbuilding with double timber doors, lighting and power. The rear garden has gated access from the parking area and is mainly lawned with a mature shrubbery and all enclosed by fenced boundaries. There is an area of hardstanding where a dilapidated outbuilding has been knocked down that would be perfect for a patio or decked area for entertaining and could be linked to the property via the installation of

French Doors to the dining area.

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 – C

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

Construction: Standard.

Conservation Area - No

To The Southern boundary towards the bottom of the parking area, a care home is being built (Planning Reference:

18/02032/FUL)

The property has a right of way to the rear parking area via the lane to the side of number 46. Please note that during the development of the care home access must be given at all times. No construction traffic. Once built there will be a pedestrian gate in the fence for access to rear of the site for landscaping

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

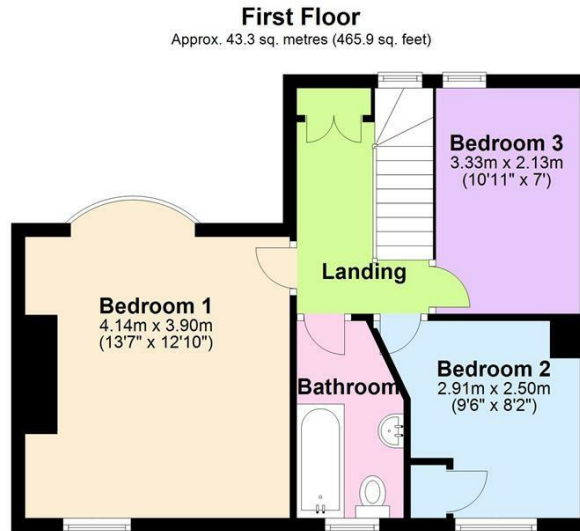
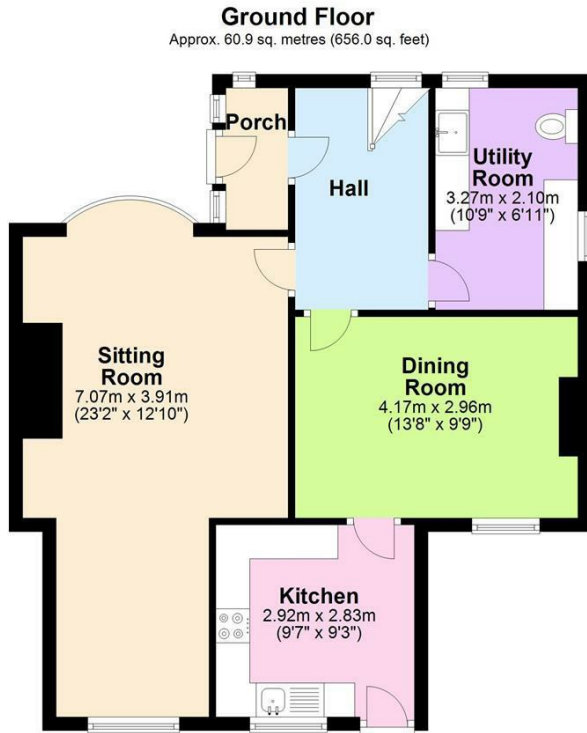
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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Total area: approx. 104.2 sq. metres (1121.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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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