



3 TORNADO CLOSE

BEDALE, DL8 2BF

£225,000
FREEHOLD

Built in 2019, this contemporary three bedroom semi detached home is located close to Bedale town centre and is nicely positioned overlooking the central green. The property benefits from a great layout, off street parking and an enclosed garden plus the remainder of the builders guarantee.

NORMAN F. BROWN

Est. 1967

3 TORNADO CLOSE

- Three Bedrooms • Semi Detached Home • Contemporary Style • No Onward Chain • Enclosed Rear Garden • Close To Bedale Town Centre • Off Street Parking • Great Layout • Video Tour Available • Enquire Today For Your Personal Viewing



Description

Located in a great position within the development overlooking the central green, this great home will suit a variety of lifestyles and it's convenient position for Bedale town centre, schools, the leisure centre is bound to appeal.

The property opens into a hallway which has stairs to the first floor, space for hanging coats and a downstairs W.C off. The sitting room is a bright spacious room to the front perfect for cosy evenings with built in storage by way of an understairs cupboard. The dining kitchen is to the rear and is a great space for entertaining with room for a 6 person dining table and chairs with French doors opening out to the garden. The kitchen itself comprises of a range of wall and base units, worktop, a matching upstand and a one and a half bowl sink with drainer. There are spaces for a tall fridge freezer, washing machine and dishwasher plus a built in four ring gas hob with a stainless steel splashback, an extractor hood over and an electric oven under.

To the first floor, the landing has a loft hatch and a built in cupboard for further storage. Bedroom one is an excellent bright double to the front overlooking the green and has built in storage over the stairs. Bedrooms two and three and both to the rear, with bedroom two being another double and bedroom three a single which would also make a great at

home office. The house bathroom includes a panelled bath with a shower over with a screen and there is also a pedestal mounted washbasin and push flush W.C.

Outside

To the front is a tarmac driveway with parking for two cars with a shrub border. There is gated access to the side for the rear garden which is mainly lawned with a paved seating area off the dining kitchen and there are shrub borders with railway sleeper style edging plus a useful garden shed for more storage.

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.

Community Charge:

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: Very Low

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

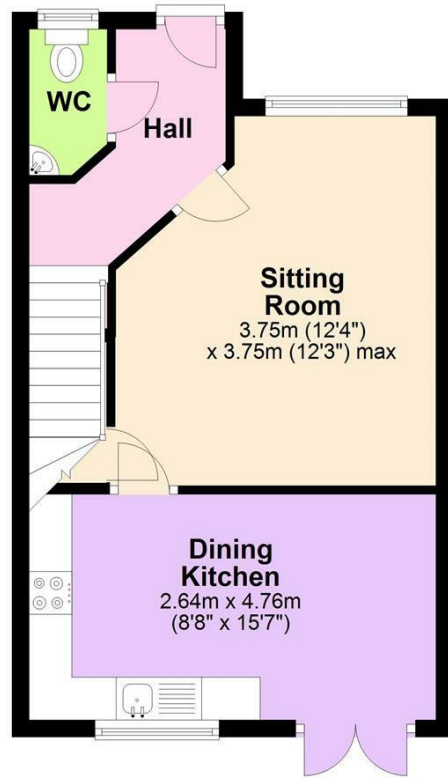
Restrictive Covenants: Not Known

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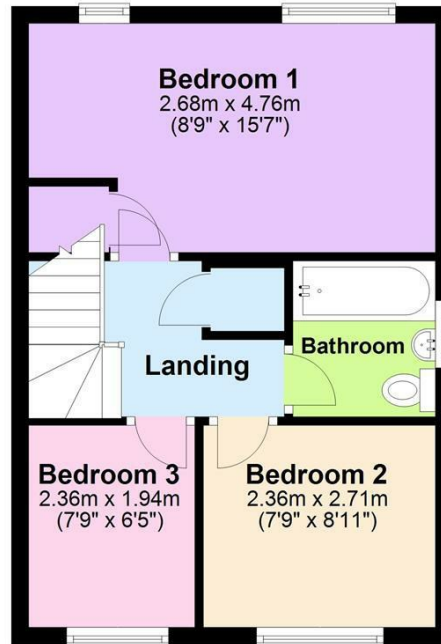
Ground Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

