



**2, SOUTH VIEW, NEWTON LE WILLOWS  
BEDALE, DL8 1ST**

**£155,000  
FREEHOLD**

Part of a terrace of 6 homes, this two bedroom mid terrace property will suit a variety of lifestyles benefiting from a great layout, designated off street parking, excellent garden and outside store and is perfect for those looking to put their own stamp onto a home. The property is located in a quiet position on the fringes of Newton Le Willows close to Bedale, Leyburn and Junction 51 of the A1(M).

**NORMAN F. BROWN**

Est. 1967

## 2, SOUTH VIEW, NEWTON LE WILLOWS

• Two Bedrooms • Mid Terrace Cottage • Designated Off Street Parking • Garden • Air Source Heat Pump & Double Glazing • Attractive Village Location Close To bedle & Junction 51 Of The A1(M) • Air Source heat Pump & Double Glazing • Bright Rooms • Video Tour Available • Enquire Today For Your Personal Viewing



### Description

This 2 bedroom terrace home benefits from an air source heat pump and double glazing plus a great layout. The house is nicely positioned close to the heart of the popular village of Newton Le Willows, conveniently positioned for Bedale, Richmond or Leyburn and is also close to the Yorkshire dales and Junction 51 of the A1(M). The property is ideal for those looking to put their own stamp onto a home and would suit a variety of needs including first time buyers, downsizers or even investors looking for a buy to let, Airbnb or even as a home away from home.

The property is accessed via a lane to the side of the village hall and the house opens into an entrance porch and then into a hallway which has an excellent understairs cupboard providing storage. There is a spacious and bright sitting room to the front and the kitchen is to the rear and has a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink. There are built in appliances including a four ring ceramic hob with an extractor hood over and an electric oven under with spaces for a fridge freezer and washing machine.

To the first floor the landing has a loft hatch and leads to the two bedrooms and the bathroom. The front bedroom is an excellent double with an ornamental

cast iron fireplace adding character with bedroom two to the rear a good single that would also make a great study with views towards the village. The house bathroom has a built in airing cupboard housing the immersion heating and comprises of a white three piece suite including a panelled bath with shower over, a push flush W.C and a pedestal mounted wash basin.

### Outside

The property has a designated parking area with space for two cars plus an outside store that needs some attention. The property also has a substantial lawned garden just along the lane beside the the garden for number 1 South View. The garden is mainly lawned with a walled boundary and is currently open to the lane but with some work could be made into a fantastic outside space.

### Location

Newton-le-Willows is a village and civil parish in the Richmondshire district of North Yorkshire, England, 3 miles (4.8km) west of Bedale. Historically, it is part of the North Riding of Yorkshire and the Wapentake of Hang East. Newton-le-Willows used to have a railway station on the Wensleydale Railway. Aysgarth School is a boarding Preparatory school located 0.5 miles (0.8 km) to the south–west of the village. It was founded in 1877 and was originally based near

Aysgarth but moved to its current site in 1890. Shops for every day needs can be found in Bedale, as well as a range of facilities including a Golf Club, Leisure Centre with swimming pool and schooling for both Primary and Secondary ages.

### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – B

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

Please note a public footpath leads across part of the garden area.

All 6 properties in the terrace are currently on one title are will need to be split into individual titles.

There are no floor coverings in this property.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Air Source Heat Pump

Water – Immersion Heater

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: No Risk

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

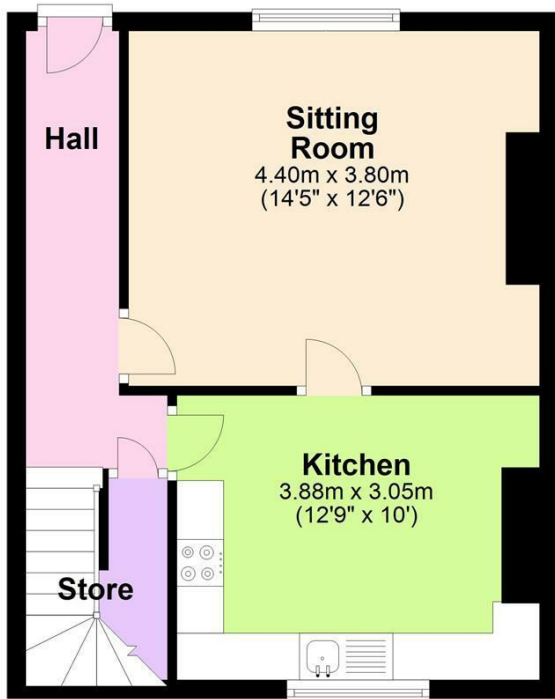
Restrictive Covenants: Not Known

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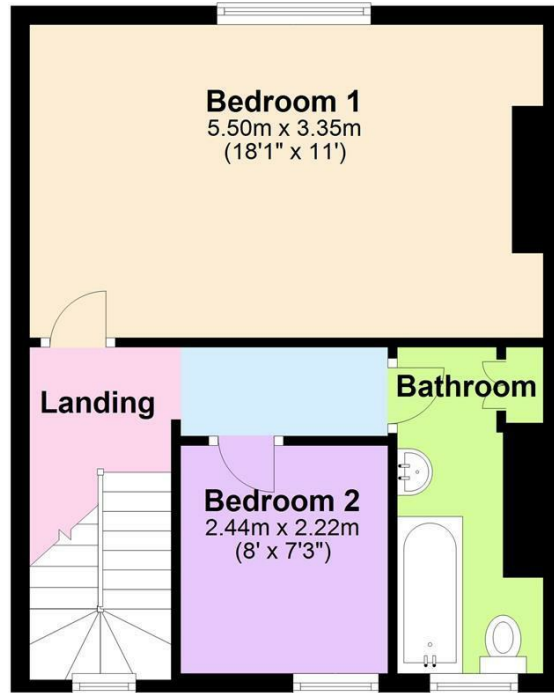
### Ground Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



### First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 76.4 sq. metres (822.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
	73	88

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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