



4 SOUTH VIEW, NEWTON LE WILLOWS, BEDALE, DL8 1ST

£155,000
FREEHOLD

In need of modernisation is this excellent two bed terrace home that is set in a quiet position on the fringes of Newton Le Willows close to Bedale, Leyburn and Junction 51 of the A1(M). Part of a terrace of 6 homes, the property is in need of modernisation and will suit a variety of lifestyles and benefits from a great layout, designated off street parking, excellent garden and outside store.

NORMAN F. BROWN

Est. 1967

4 SOUTH VIEW, NEWTON LE WILLOWS,

- Two Bedrooms
- Mid Terraced Cottage
- Designated Off Street Parking
- Garden
- Air Source Heat Pump & Double Glazing
- In Need Of Modernisation
- Attractive Village Location Close to Bedale & Junction 51 Of The A1(M)
- Idyllic Setting
- Video Tour Available
- Enquire Today For Your Personal Viewing



Description

This 2 bedroom terrace home is squirreled away 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 a spacious and bright sitting room to the front with an ornamental fireplace with a brick surround. 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 single sink with drainer. There are spaces for appliances including an electric oven, fridge freezer and for a washing machine plus room for a small dining table and chairs.

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 comprises of a white three piece suite including a panelled bath with shower over, a push flush W.C and a wash basin set into a vanity unit.

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 5 South View. The garden is mainly lawned with a hedged 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..

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

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

Mobile:

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

Flood Risk: No Risk

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

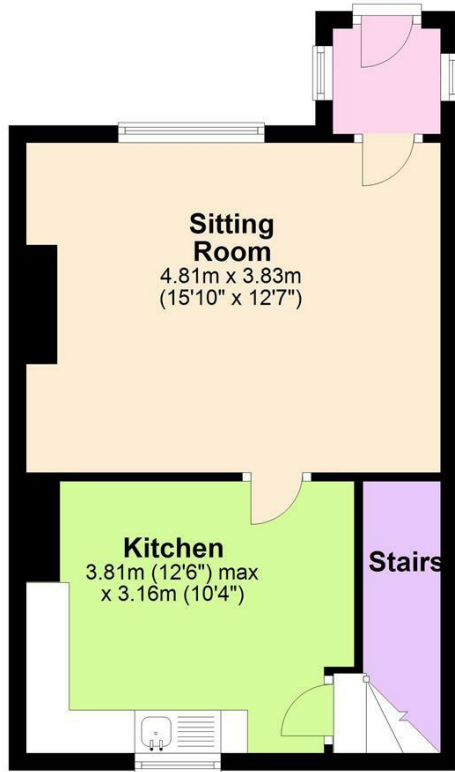
Restrictive Covenants: Not Known

4 SOUTH VIEW, NEWTON LE WILLOWS,



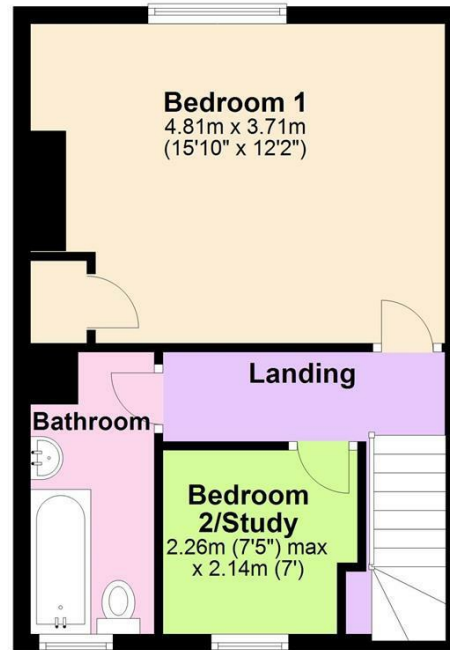
Ground Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



Total area: approx. 69.9 sq. metres (752.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(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 Lettings
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

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

NORMAN F. BROWN

Est. 1967