



**26 RAILWAY VIEW, AISKEW**  
**BEDALE, DL8 1FE**

**£240,000**  
**FREEHOLD**

A contemporary styled three bedroomed home located in a quiet cul-de-sac close to the Bedale town centre and junction 51 of the A1(M) and benefiting from a great layout ideal for modern lifestyles, a garage and off street parking plus a gas fired heating system and enclosed, South facing rear garden. Viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967

# 26 RAILWAY VIEW, AISKEW

- Three Bedrooms • End Of Terrace • Driveway & Garage • South Facing Rear Garden • Contemporary Style • Close To Bedale & Junction 51 of The A1(M) • Gas Fired Heating & Double Glazing • Great Layout • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

A superb three bedroomed end terrace home located in a quiet residential area, located perfectly for access into Northallerton and Bedale with the added plus of Junction 51 of the A1(M) also being close by.

On entering the property into the hallway, a glazed door opens into a cosy sitting room providing a lovely space for evenings or for entertaining. The inner hallway has tiled flooring and a useful understairs cupboard plus a door to the WC, which has a pedestal mounted washbasin and a low level WC. The tiled flooring from the inner hallway continues into the dining kitchen, which has a modern range of shaker style wall and base units with a worksurface over having tiled splashbacks and a one and half bowl drainer sink with a mixer tap. There are built in appliances including an integral fridge freezer, dishwasher, an electric oven with a 4 ring gas hob with tiled splashback and an extractor hood over. The dining area has double glazed French doors with matching side panel windows opening out into the garden, again a lovely space for entertaining or for families to be together.

The landing gives access to all three bedrooms, the bathroom and the loft hatch. The main bedroom is set to the front and is an excellent double with built-in wardrobes and has an ensuite, which has a large step-in shower, low level WC and a pedestal

mounted washbasin. Bedroom 2 is a good sized double bedroom and has double glazed windows overlooking the rear gardens and Bedroom 3 is to the rear overlooking the gardens and is an excellent single bedroom which would also make a great at home study. The house bathroom has a panelled bath with a shower over, a pedestal mounted washbasin and a low level WC.

## Outside

To the front there is a block paved driveway providing off street parking continuing to the side leading to a single garage which has an up and over door, light and power points.

The rear garden is south facing and has gated access from the driveway with a raised decked seating area from the dining kitchen, which looks out over a mainly lawned garden with mature planted shrubbery borders and a further paved seating area and all enclosed with a fenced boundary.

## 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 providing easy 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.

The Tarmac to the front of the property is a parking space allocated to number 27, Railway View.

Community Charge:

Construction: Standard.

Conservation Area - Yes

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

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: Very Low

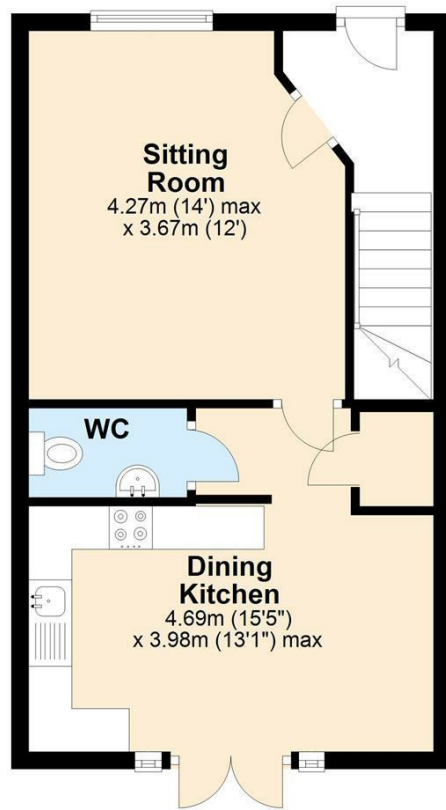
Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

## 26 RAILWAY VIEW, AISKEW



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>81</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	

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

