



7 SOUTH END TERRACE

BEDALE, DL8 2DJ

£275,000
FREEHOLD

A superbly presented three bedroom semi detached home located close to the Bedale town centre that has been renovated by the current owner to a high quality standard. The property provides a great home including a layout ideal for modern lifestyles plus off street parking, a secure, covered car port and garage and a lovely private garden.

NORMAN F. BROWN

Est. 1967

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- Three Bedrooms • Semi Detached Home • Great Layout With Contemporary Style • Close To The Bedale Town Centre, Schools & Leisure Centre • Gas Fired Heating & Double Glazing • Off Street Parking, Secure Covered Car Port & Large Garage • 2 Bathrooms • Private Garden • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This superbly presented property has been upgraded with an excellent level of finish to provide a home that will suit various lifestyles due to its close proximity to town and amenities.

The house has an excellent layout and opens into a hallway with the stairs up to the first floor. The sitting room is a cosy and bright room with wood flooring and a living flame effect gas fire with marble hearth and an ornate surround. The sitting room leads through to the dining kitchen where there is space for a 6 person dining table and chairs and a useful understairs cupboard provides great storage. The kitchen itself comprises of a range of wall and base units with a wood worktop over having a tiled splashback and a ceramic sink with drainer. There are built in appliances including an electric oven and grill, a four ring electric hob with an extractor hood over and an integral fridge. A door leads through to a rear extension where there is a utility room which comprises of a further range of wall and base units with a wood worktop over and tiled splashbacks with a Belfast style sink. There are integrated appliances including a freezer, washing machine and dishwasher and there is also a useful door out to the rear garden. Off the utility room is a downstairs shower room which has a contemporary style and includes a walk in shower with screen and an electric shower plus a pedestal mounted washbasin and a push flush W.C.

To the first floor the landing has a loft hatch with a drop down ladder for access to the partially boarded loft which has also has lighting and power points too. Bedroom one is an excellent double to the front with built in cupboards providing shelved storage and bedroom two is another great double to the rear with a pleasant outlook over the rear garden. Bedroom three is a good single with built in storage over the stair bulk head and would also make a great at home study for those working from home. The house bathroom is fully tiled and comprises of a panelled bath with a handheld shower over, a push flush W.C and a pedestal mounted washbasin.

Outside

The attractive lawned frontage has a hedged boundary with a hard standing driveway to the side providing off street parking leading to a covered and secure car port with double timber doors which goes through to the garage and has gated access into the garden. The garage itself is substantial and could be used for a car, as a workshop or for storage and has the benefit of lighting and power points, a side door into the garden and the loft is boarded with steps up providing yet more storage space. The rear garden has a paved patio off the utility room providing a lovely area for entertaining or for sitting out overlooking a lawned garden. The lawned garden has two garden sheds, one with lighting and power to the back of the

garage and all enclosed with hedged and fenced boundaries.

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 – B

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

Construction: Standard.

Extensions/Additions: Ground Floor Rear

Planning Permission Required: No

Building regs Required Yes Certificate Yes

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

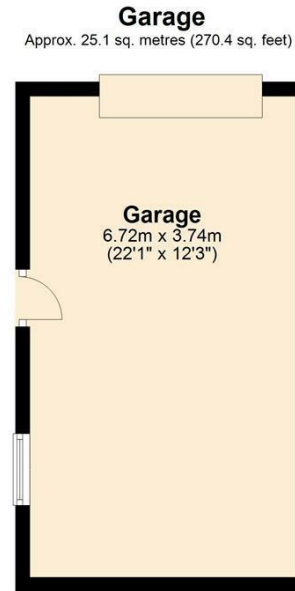
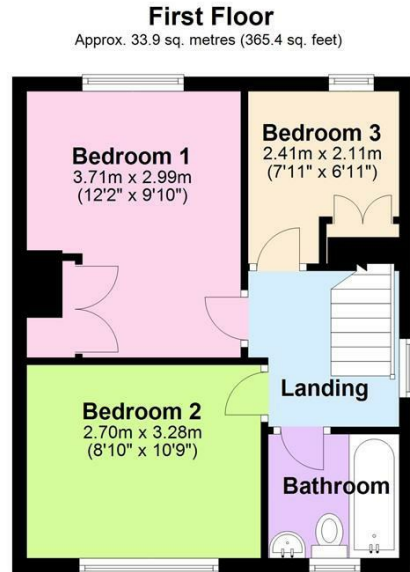
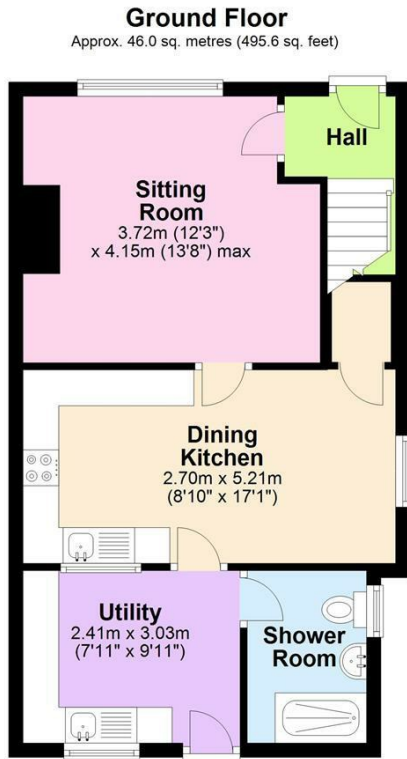
Flood Risk: None

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

Restrictive Covenants: Not Known

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Total area: approx. 105.1 sq. metres (1131.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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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