



**7 ELM TREE LANE, AISKEW**  
**BEDALE, DL8 1FL**

**£325,000**  
**FREEHOLD**

An excellent spacious four double bedroom semi detached home located in a popular area close to Bedale town centre and benefiting from a great layout over 3 floors, off street parking & garage store, South facing & private rear garden. The house will suit those with modern lifestyles and junction 51 of the A1(M) is also close by for commuters.

**NORMAN F. BROWN**

Est. 1967

# 7 ELM TREE LANE, AISKEW

- Spacious Four Bedroom Home • Semi Detached Town House • Off Street Parking & Garage Store • Great Layout • Gas Fired Heating & Double Glazing • South facing, Private Rear Garden • Popular Location • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This spacious semi detached home offers well presented accommodation with a great layout over 3 floors, ideal for modern lifestyles.

The house opens into a spacious and bright hallway with attractive wood laminate flooring that continues to the sitting room, plus a built in cupboard for storage and a downstairs W.C squirrelled away under the stairs. The dining kitchen is a great room for entertaining or family time with space for a 6 person dining table and chairs. The kitchen itself comprises of a range of wall and base units with a wood effect worktop over having a matching upstand and a one and a half bowl sink. There are integrated appliances including a fridge freezer, dishwasher and washing machine as well as a 5 ring gas hob with an extractor hood over and a stainless steel splashback with an electric oven and grill.

The sitting room is another bright and spacious room with French doors with side panel windows opening out to the rear garden and a door through to a study. The study is a great room for those who work from home and would also be a great space for gaming too.

To the first floor, the landing has a built in airing cupboard and stairs up to bedroom 4 on the second floor. The main bedroom is a spacious double with

built in wardrobes and an en suite shower room that comprises of a shower enclosure with folding screen door, a pedestal mounted washbasin and a push flush W.C. Bedroom 2 is a large double bedroom with dual aspect windows to the front and rear with an attractive outlook over the Wensleydale railway line. Bedroom 3 is another double bedroom to the rear with the attractive outlook. The house bathroom comprises of a white 3 piece suite including a panelled bath with a shower over and screen, a pedestal mounted washbasin and a push flush W.C.

The second floor has a built in cupboard providing more storage and opens into a fourth double bedroom which has a velum window to the rear and a dormer window to the front for another spacious and bright room.

## Outside

To the front is a paved path with slate chipped edging and a tarmac driveway providing off street parking leading to the garage store and there is gated access to the side for the rear garden. The garage store has an up and over door, lighting and power points.

The rear garden faces approximately South and is enclosed by fenced boundaries. The garden has a paved seating area, ideal for entertaining overlooking a lawned garden with the Wensleydale tourist railway

beyond.

### 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 – D

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

Community Charge: £134.82

Construction: Standard

Conservation Area - No

### Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

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)

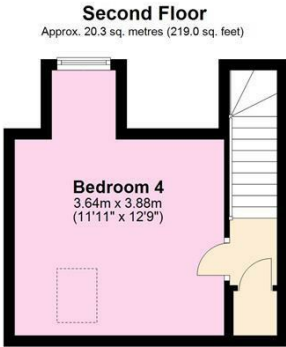
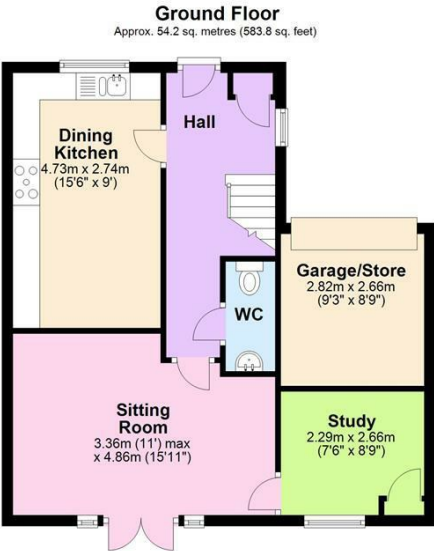
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

## 7 ELM TREE LANE, AISKEW





Total area: approx. 128.8 sq. metres (1386.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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			
<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

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