



35A ASH TREE CLOSE

BEDALE, DL8 1UJ

£192,500
FREEHOLD

A spacious and bright two bedroom semi detached house located in a quiet cul de sac within a popular area close to the Bedale town centre. The property benefits from a contemporary styled dining kitchen and bathroom plus off street parking and a fantastic garden with an attractive outlook. Located close to Bedale town centre and the towns amenities viewing is highly recommended.

NORMAN F. BROWN

Est. 1967

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- Spacious Semi Detached Home • Two Bedrooms • Contemporary Kitchen And Bathroom • Gas Fired Heating & Double Glazing • Off Street Parking • Attractive Views • Popular Cul De Sac Location • Close To Bedale Town Centre • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This lovely two bedroom semi detached house is neatly positioned at the head of a quiet cul de sac close to the Bedale town centre and with attractive views to the rear.

The house opens into an entrance porch which provides storage for coats and shoes and leads through to the lovely bright sitting room ideal for entertaining or for cosy evenings, there is even understairs storage too. To the rear of the house is dining kitchen which has space for a dining table and chairs and a door leads out to the rear garden. The kitchen itself comprises of a range of shaker style wall and base units with a wooden worktop and single sink with drainer. There are spaces for a range style cooker (gas and electric connections) with an extractor hood over, a washing machine and a tall fridge freezer.

To the first floor the landing has a loft hatch with loft ladder access. Bedroom one is an excellent double to the front with built in storage having automatic lighting and bedroom two is a small double or a good size single that also makes for a great at home office with attractive views to the rear over the garden and the Bedale caravan club field. The house bathroom is also to the first floor and comprises of a panelled bath with a shower over, a pedestal mounted wash basin and a push flush W.C.

Outside

The attractive frontage is mainly lawned with mature shrubs and a fenced boundary. A paved driveway to the side provides off street parking with gated access to through to the rear garden. The rear garden has been landscaped to provide a superb space for entertaining or for gardeners in a private setting. There is a spacious paved seating area with a garden shed and log store, plus steps up to a lawned garden with a raised beds for growing fruit or vegetables and there is an attractive outlook over the field 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 – B

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

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas - Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

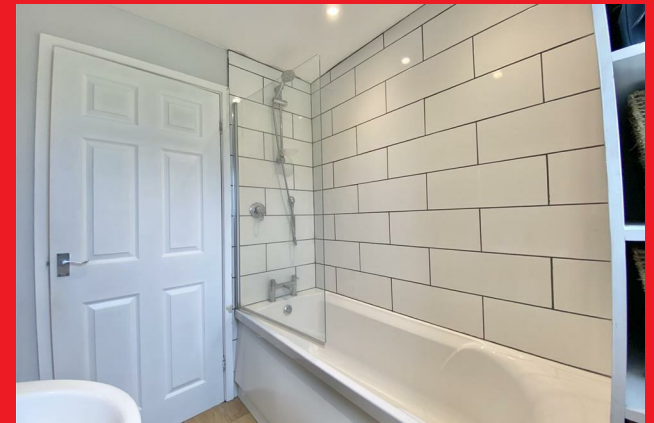
Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: No Risk

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

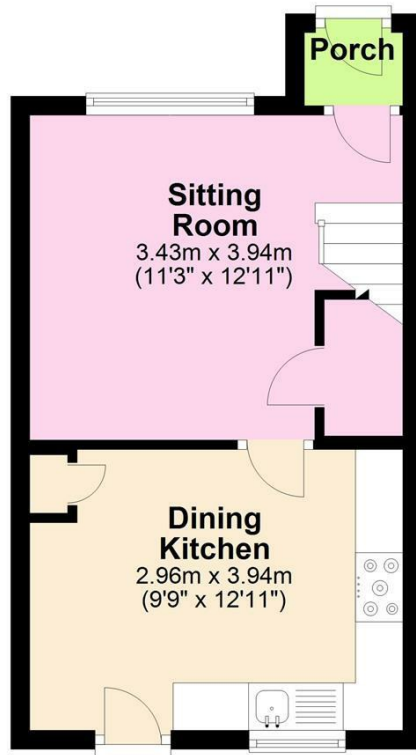
Restrictive Covenants: Not Known

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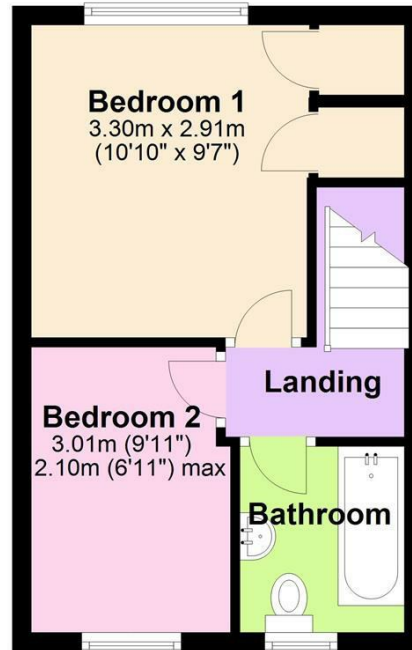
Ground Floor

Approx. 26.5 sq. metres (285.1 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.4 sq. feet)



Total area: approx. 51.6 sq. metres (555.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(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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