



## 2A SUSSEX STREET BEDALE, DL8 2AJ

**£199,950**  
**FREEHOLD**

A contemporary styled three bedroomed semi detached house appointed to a high standard throughout and conveniently situated just off Bedale market place. The property benefits from a great layout, ideal for modern lifestyles including a main bedroom with en suite and a dining kitchen plus a private & enclosed low maintenance rear garden.

**NORMAN F. BROWN**

Est. 1967

# 2A SUSSEX STREET

- Three Bedrooms • Semi Detached Home • Located Within The Town Centre • Main Bedroom With En Suite • Contemporary Style • Low Maintenance Rear Garden • Gas Fired Heating And Double Glazing • Great Layout • Dining Kitchen • Enquire Today For Your Personal Viewing



## Description

This great home is nicely positioned within the town centre and offers contemporary style with the convenience of town centre living.

The property has a great layout with accommodation comprising of:

**HALL** - Panelled and double glazed front door. Oak flooring with underfloor heating, staircase to first floor. Oak and glazed door to Lounge.

**LOUNGE** - uPVC double glazed sash window to front. Oak flooring with underfloor heating, 2 TV/satellite points, telephone point, understairs storage cupboard. Oak and glazed doors to Hall and Kitchen/Dining Room.

## KITCHEN/DINING ROOM

**DINING AREA** - uPVC double glazed sash window to rear. TV aerial point, downlighting, wood effect tiled flooring with underfloor heating. Oak and glazed door to Lounge. Oak door to Cloakroom/WC.

**KITCHEN** - uPVC double glazed sash window to rear with granite sill. A range shaker style units comprising, single drainer sink unit, range of base drawer and cupboard units with granite work surfaces and up-stands, Range of wall cupboards, granite breakfast bar, built-in CDA fan oven and CDA ceramic hob with stainless steel back plate, stainless steel cooker hood with extractor and light. Integrated fridge, freezer and washing machine/dryer, Worcester combi gas central heating boiler, wood effect tiled flooring with underfloor heating, downlighting. uPVC double glazed door to the rear patio garden.

**CLOAKROOM/WC** Washbasin set in vanity cupboard unit and with chrome mixer taps, close coupled WC, wood effect tiled

flooring with underfloor heating, extractor fan. Oak door to Dining Area.

## FIRST FLOOR

**LANDING** Pine spindles to staircase balustrade, access hatch with pull down ladder to loft space with light. Oak doors to Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom/WC.

**BEDROOM 1** comprises of a uPVC double glazed sash windows to front. Fitted radiator, TV aerial point. Oak door to Landing.

**BEDROOM 2** comprises of a uPVC double glazed sash window to rear. Fitted radiator, TV aerial point, telephone point. Oak doors to Ensuite Shower Room and Landing.

**ENSUITE SHOWER ROOM** comprising if a 3 piece suite comprising, fully tiled shower cubicle with chrome shower and folding glass doors, washbasin set in vanity cupboard unit and with chrome mixer taps, close coupled WC. Karndean tiled effect flooring, chrome ladder radiator, extractor fan. Oak door to Bedroom 2.

**BEDROOM 3** 6' 9" x 8' 10" (2.06m x 2.69m) uPVC double glazed sash window to rear. Fitted radiator, TV aerial point. Oak door to Landing.

**BATHROOM/WC** - uPVC double glazed sash window to side. 3 piece suite comprising, panelled bath with chrome mixer taps and chrome shower over with folding screen, washbasin with chrome mixer taps and tiled splashback, WC with concealed cistern. Walls fully tiled around the bath/shower area, chrome ladder radiator, shaver point, extractor fan, Karndean tiled effect flooring, airing cupboard with shelves and fitted radiator. Oak door to Landing.

## GARDEN

The property benefits from a pleasant enclosed patio garden to the rear which is laid to natural stone paving with border to rear. Outside lighting. Cold water tap. A gated path leads down the side of the property.

## 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 – C

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

Parking - There is no off street parking with the property. A parking permit can be purchased from North Yorkshire

Council to park in the disc zone bays on South End and in the market Place. There is unrestricted on street parking also close by on Sussex Close/Benkhill Drive.

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](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

## 2A SUSSEX STREET



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		82	
(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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