



## 1 FOX COVERT CLOSE, AISKEW BEDALE, DL8 1XJ

**£375,000**  
**FREEHOLD**

A contemporary styled four bedroom detached home located in a popular area and within a quiet cul de sac. This spacious and modern home offers a great layout, perfect for family lifestyles benefiting from off street parking, garage and a lovely enclosed garden. Located close to Bedale town centre and junction 51 of the A1(M), viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967

# 1 FOX COVERT CLOSE,

- Four Bedrooms • Detached House • Quiet Cul de Sac Position • Contemporary & Spacious Accommodation • Great Layout • Off Street Parking & Garage • Lovely Enclosed Garden • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This lovely home is squirrelled away in a quiet position close to the Bedale town centre.

The house opens into a bright hallway with a useful downstairs W.C off and stairs up to the first floor. The hall leads through to the sitting room which is bright and spacious and has a log burning stove set onto a granite hearth nestled away in the corner for cosy evenings. The sitting room is open to a dining room which is currently used as a snug and in turn leads through to a conservatory, which looks out over the private gardens and there are French doors linking to the garden to a paved seating area. The dining kitchen is a great space for family time or for entertaining with space for a central dining table and chairs. The kitchen comprises of a range of shaker style wall and base units with a quartz worktop over having a matching upstand and an inset stainless steel sink with a draining board. There are integrated appliances including a four ring electric hob with a quartz splashback and an extractor hood over plus an electric oven and microwave. There is also a dishwasher and washing machine built in and space for a tall fridge freezer as well as the understairs cupboard providing more storage.

The first floor landing has a loft hatch and opens to all four bedrooms and the family bathroom. The main bedroom is situated to the front and is a spacious double with an en suite and dressing area off which comprises of a shower enclosure with sliding screen door plus a circular wash basin and push flush W.C set onto a vanity unit. There is also an airing cupboard housing the immersion heater and providing more storage. Bedrooms two and three are both excellent doubles set to the rear with bedroom four being a great single bedroom which would also make an at home office for those who work from home. The family bathroom

again has a contemporary style with a panelled bath having a hand held shower over, a shower enclosure with double sliding screen doors and an electric shower next to a wash basin and push flush W.C set into a vanity unit.

## Outside

The property has a shared access from Fox Covert Close across the front of number 3 and 5 to a private driveway providing off street parking in front of the garage. The garage itself has an up and over door, lighting and power points plus a side window. There is gated access to the side for the rear garden and a trellis fence provides separation from the driveway with circular paving surrounded by a gravelled border and mature shrubs providing an attractive frontage to the front door.

The rear garden has been designed for ease of maintenance with circular paved seating areas ideal for sitting out and entertaining set around a central artificial lawn with gravelled pathways, raised beds for growing vegetables and raised borders with stone wall edging home to a range of mature plants and shrubs all enclosed by 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

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 – E

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 - 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

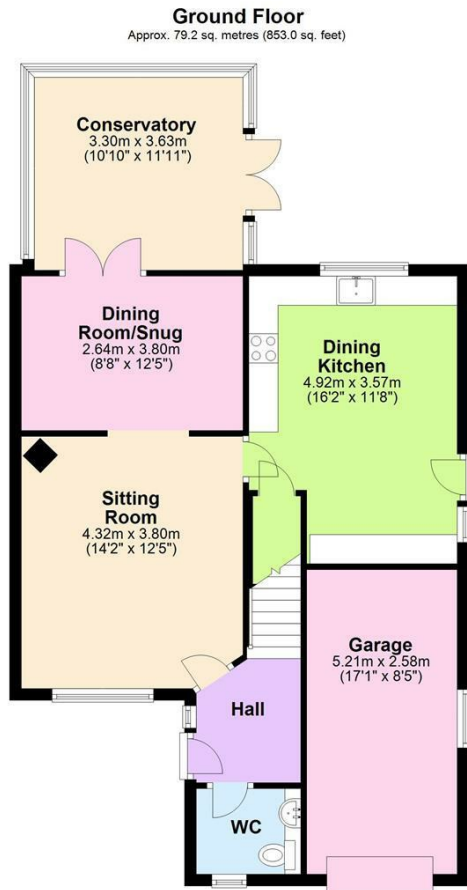
Restrictive Covenants: Not Known

Ash tree in the corner of the rear garden has tree preservation order on it.

The property has a right of way across the fronts of number 3 and 5 to the private driveway for number 1.

## 1 FOX COVERT CLOSE,





Total area: approx. 140.9 sq. metres (1517.1 sq. feet)



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

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