



**2 CALVERT WAY,
BEDALE, DL8 2AP**

**£475,000
FREEHOLD**

A spacious 5 bedroom detached home located close to the Bedale town centre offering an excellent layout over three floors including a stunning main bedroom to the top floor. The property also benefits from a private rear garden, garage and off street parking plus a gas fired heating and double glazing.

NORMAN F. BROWN

Est. 1967

2 CALVERT WAY,

• Spacious Detached Home • 5 Bedrooms • Great Layout over 3 Floors • Private South Facing Garden • Garage & Off Street Parking • Close To Bedale Town Centre, Schools and Junctions 50 & 51 Of The A1(M) • Stunning Main Bedroom With En Suite • Gas Fired Heating & Double Glazing • Enquire Today For Your Personal Viewing • Video Viewing Tour Available



Description

This spacious home is located just off Masham Road close to the Bedale town centre and has an excellent layout over 3 floors, ideal for modern lifestyles.

The house opens into a central hallway with space for hanging coats and an understairs cupboard providing great storage. The dining kitchen is great for family time and has space for a 4 person dining table and chairs with the kitchen comprising of a range of wall and base units, work surface, tiled splashback and a one and a half bowl sink with a draining board. There are built in appliances including a four ring gas hob with an extractor hood over and an electric oven under with spaces for an American style fridge freezer. Off the kitchen is a utility room which has a useful door out to the garden plus a work surface and base unit with spaces either side for a washing machine and tumble dryer. The utility room also has a separate downstairs W.C too.

Across the hall from the kitchen is the dining room which is a lovely space for entertaining with space for a large dining table and chairs and a sideboard and with a bay window to the front and double doors to the sitting room, links nicely to the rest of the house. The sitting room is set to the rear and has French doors out into the garden and is another great room for relaxing or for cosy evenings.

The first floor landing has a built in airing cupboard for more storage and there are stairs up to the second floor main bedroom. Bedroom two is set to the rear and is an excellent double with a built in wardrobe. Bedroom 5 is a smaller double room also to the rear and could make a fantastic at home study or playroom too. Bedrooms three and four are both set to the front and are both double bedrooms ideal for

guests or for children. The first floor also has the house bathroom which comprises of a panelled bath with a shower over and screen, a pedestal mounted washbasin and a push flush W.C.

The second floor has a landing area with space for a set of drawers or a desk and opens into the bright and spacious main bedroom. The main bedroom has 6 Velux windows offering far reaching views towards open fields and farm land with the two central volumes opening to create a balcony area to link the room to the outside. The bedroom also has built in wardrobes and an ensuite comprising of a shower enclosure with a folding screen door, a push flush W.C and a pedestal mounted washbasin.

Outside.

To the front is an attractive lawned garden with flower bed borders and a central path to the front door with a tarmac driveway providing off street parking to the side leading to the garage and there is gated access to the rear garden too. The garage itself has an up and over plus lighting and power points and a personal door to the garden. The enclosed rear garden is mainly lawned with a paved seating area off the sitting room French doors and a further gravelled seating area by the garage with a newly installed veg patch neatly positioned behind the garage. To the side of the house is a great area for storing bins and a garden shed for more storage.

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

Mobile:

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

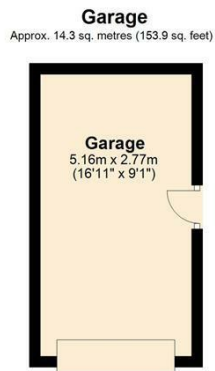
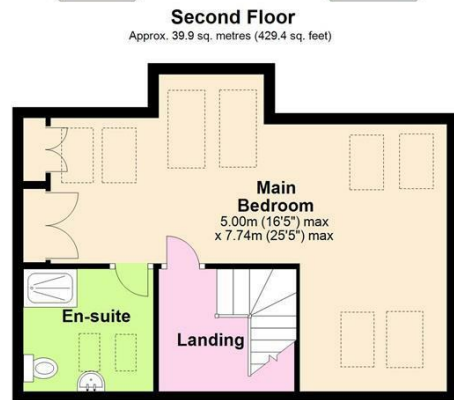
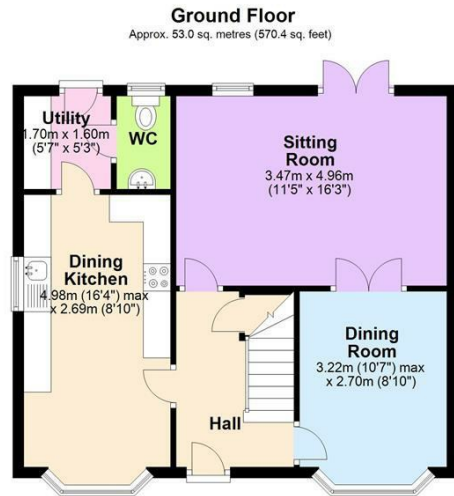
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

2 CALVERT WAY,





Total area: approx. 159.7 sq. metres (1719.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	81	
(55-68) D		
(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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