



25 IDDISON DRIVE

BEDALE, DL8 2EP

£215,000
FREEHOLD

An excellent three bedroom semi detached home located in a popular area close to Bedale town centre and amenities. The property has a contemporary style and the converted loft provides the extra internal space with other benefits including a lovely rear garden, off street parking and a gas fired heating system.

NORMAN F.BROWN

Est. 1967

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- Three Bedrooms • Semi Detached House • Lovely Garden • Off Street Parking • Gas Fired Heating & Double Glazing • Close To Bedale Town Centre • Excellent Access To Junction 51 Of The A1(M) • Contemporary Styled Kitchen & Bathroom • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This lovely bright home opens into an entrance porch, a great space for coats and shoes. The porch opens into the spacious sitting room which has a central electric fire with a wooden surround and a useful understairs storage cupboard. The breakfast kitchen is to the rear of the house and comprises of a range of shaker style wall and base units with a work surface over having a tiled splashback. There is a four ring gas hob with an electric oven and grill under and an extractor hood over plus a ceramic sink looking out to the rear garden plus space for a tall fridge freezer. The dining area has space for a table and chairs and there is a double glazed back door opening out into the rear garden.

To the first floor there are two bedrooms and the house bathroom and a landing with stairs up to the second floor bedroom. Bedroom one is an excellent double bedroom to the front of the house with Bedroom two another double bedroom or spacious single, which is 'L' shaped and is to the rear. The house bathroom has a modern white suite comprising of a panelled bath with fixed and hand held rain shower heads over and a glazed shower screen with a pedestal mounted washbasin and a low level WC.

The second floor has a useful landing area opening

into bedroom three which fits a double bed but would be a great bedroom for a child or could be used as a study, perfect for working from home and has a Velux window to the rear.

Outside to there is a lawned frontage with a mature shrub and a tarmac driveway down the side of the property leading to the rear garden via a gate. The private rear garden has a paved sun terrace, perfect for entertaining, overlooking a lawned garden which has attractive planted borders, a useful garden shed and 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 – B

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

Construction: Standard

Extensions: Loft Conversion

Planning Permission Required: No

Building regs Required Yes Certificate Yes

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: Very Low

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

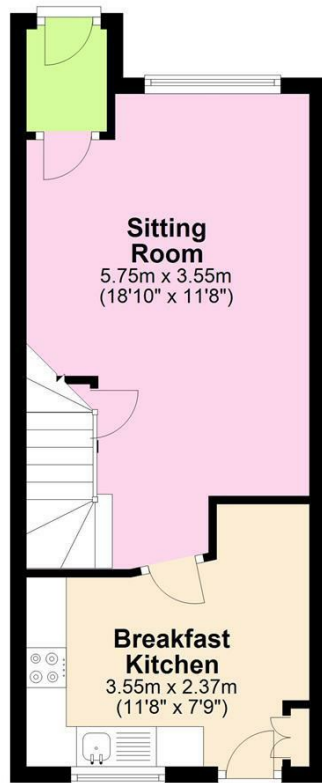
Restrictive Covenants: Not Known

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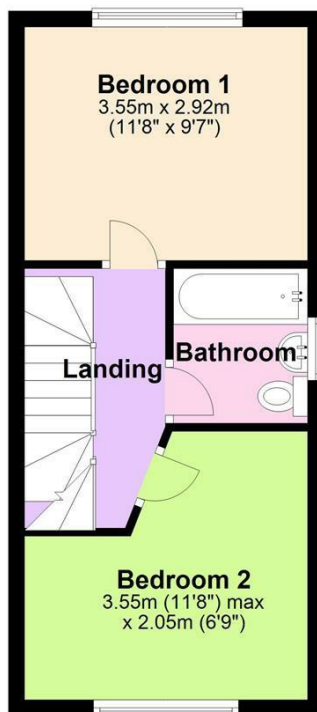
Ground Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



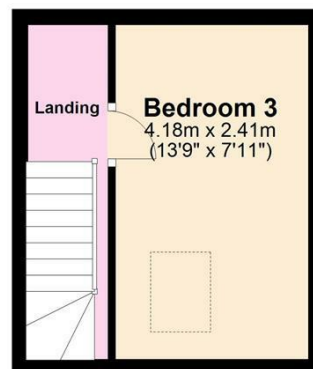
First Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



Second Floor

Approx. 14.7 sq. metres (157.9 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 sq. feet)



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