



## 6 SOUTH VIEW, NEWTON LE WILLOWS BEDALE, DL8 1ST

**£155,000**  
**FREEHOLD**

This spacious two double bed roomed end terrace is nestled away on the fringes of Newton Le Willows close to Bedale, Leyburn and Junction 51 of the A1(M). The property offers a great layout including 2 reception rooms, private gardens and parking and is in need of modernisation. This home will suit a variety of lifestyles and benefiting from a great layout, designated off street parking, private garden and outside store.

**NORMAN F. BROWN**

Est. 1967

## 6 SOUTH VIEW, NEWTON LE WILLOWS

• Two Double Bedrooms • Private Garden • Designated Off Street Parking • Air Source Heat Pump & Double Glazing • Private Mature Garden • Spacious Rooms • Attractive Village Location Close to Bedale & Junction 51 Of The A1(M) • In Need Of Modernisation • Video Tour Available • Enquire Today For Your Personal Viewing



### Description

This spacious 2 double bedroom end terrace home is part of a terrace of 6 homes and is squirreled away on the edge of the popular village of Newton Le Willows, conveniently positioned for Bedale, Richmond or Leyburn and is also close to the Yorkshire dales and Junction 51 of the A1(M). The property is ideal for those looking to modernise a home and would suit a variety of needs including first time buyers, downsizers or even investors looking for a buy to let, Airbnb or even as a home away from home.

The property is accessed via a lane to the side of the village hall and the house opens into an entrance porch and then into a hallway which has an excellent understairs cupboard providing storage. There is a spacious and bright sitting room to the front with an ornamental fireplace and a dining room to the rear with an ornamental cast iron range built into the chimney breast. The dining room leads through to the kitchen which has a range of wall and base units with a work surface over having tiled splashbacks and a single sink with drainer. There is a freestanding electric cooker with space for a fridge freezer. A door leads off the kitchen to a lean to porch which has space and plumbing for a washing machine and tumble dryer and leads through to a gardeners W.C, coal store, greenhouse and a useful built in store. Please note, this area is in some need of attention.

To the first floor the landing has a loft hatch and built in cupboard and leads to the two bedrooms and the bathroom. The front bedroom is an excellent double and bedroom two is to the rear, another good double with a built in cupboard and views towards the main village. The house bathroom comprises of a white three piece suite including a panelled bath with electric shower over, a push flush W.C and a pedestal mounted wash basin.

### Outside

The property has a designated parking area to the front plus an outside store that needs some attention. The garden is set to the front of the lean to porch and greenhouse and has gravelled and paved seating areas with a rose bed and mature shrubs & trees with hedged boundaries providing a private setting for entertaining or sitting out.

### Location

Newton-le-Willows is a village and civil parish in the Richmondshire district of North Yorkshire, England, 3 miles (4.8km) west of Bedale. Historically, it is part of the North Riding of Yorkshire and the Wapentake of Hang East. Newton-le-Willows used to have a railway station on the Wensleydale Railway. Aysgarth School is a boarding Preparatory school located 0.5 miles (0.8 km) to the south-west of the village. It was founded in 1877 and was originally based near

Aysgarth but moved to its current site in 1890. Shops for every day needs can be found in Bedale, as well as a range of facilities including a Golf Club, Leisure Centre with swimming pool and schooling for both Primary and Secondary ages.

### 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.

All 6 properties in the terrace are currently on one title are will need to be split into individual titles.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Air Source Heat Pump

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)

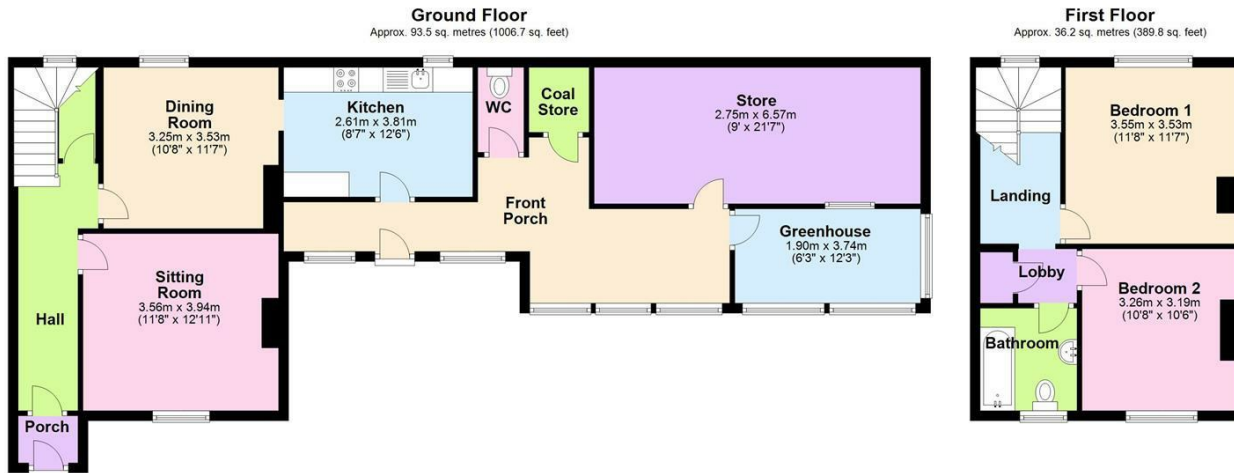
Flood Risk: No Risk

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

Restrictive Covenants: Not Known

## 6 SOUTH VIEW, NEWTON LE





Total area: approx. 129.7 sq. metres (1396.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>73</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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