



**10 BERESFORD CLOSE,
BEDALE, DL8 2UF**

**£175,000
FREEHOLD**

A well presented two bedroom semi detached home located close to the town centre in a popular area ideal for those looking to put their own stamp onto a home. The property has recently been redecorated and recarpeted and also benefits from an enclosed rear garden, off street parking a great layout and a gas fired heating system.

NORMAN F. BROWN

Est. 1967

10 BERESFORD CLOSE,

- Two Double Bedrooms • Semi Detached • No Onward Chain • Off Street Parking • Enclosed Rear Garden • Close To Bedale Town Centre and Junction 51 Of The A1(M) • Gas Fired Heating & Double Glazing • Great Layout • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This great home has been freshly redecorated and re-carpeted ready for buyers to move in and put their own stamp onto an excellent home.

The property opens into an entrance porch at the front with space for hanging coats. The spacious and bright sitting room has an electric fire to providing a cosy feel and there is space for sofas and coffee tables plus a dining room table and chairs for entertaining. There is also a useful understairs cupboard for storage. The kitchen is to the rear and comprises a range of wall and base with a work surface over, tiled splashback and a one and a half bowl sink with draining board. There are spaces for a washing machine and under counter fridge plus a freestanding electric cooker with an extractor hood over. There is also a door out to the rear garden.

The first floor landing has a loft hatch and leads through to the bedrooms and bathroom. Bedroom one is to the rear and is an excellent double with an attractive outlook over the rear garden and has the airing cupboard. Bedroom two is another great double to the front and the house bathroom comprises of a panelled bath with a shower over, pedestal mounted washbasin and a push flush W.C.

Outside

The gravelled frontage has a paved stepping stone path to the front door with a tarmac driveway providing off street parking to the side. There is gated access to the rear garden which has a paved patio seating area overlooking a lawn with fenced boundaries and flower bed borders perfect for sitting out or entertaining.

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

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

10 BERESFORD CLOSE,



Ground Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



Total area: approx. 59.8 sq. metres (643.4 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
		65	83

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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