



3 MEADOW GROVE

BEDALE, DL8 2BB

£240,000
FREEHOLD

An excellent three bedroom semi detached house located close to Bedale town centre, leisure centre and schools. The property is perfect for those looking to put their own stamp onto a home with benefits including off street parking, garage, private rear garden and a gas fired heating system.

NORMAN F. BROWN

Est. 1967

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- Three Bedrooms • Semi Detached House • Off Street Parking & Garage • Private, Enclosed Rear Garden • No Onward Chain • Close To Bedale Town Centre, Leisure Centre and Schools • Junction 51 Of The A1(M) Easily Accessible • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This three bedroom semi detached offers lots of potential to make into a superb home. Located in a convenient area for Bedale town centre, the leisure centre and schools are also close by with junction 51 of the A (M) also easily accessible for commuters.

The property opens into a bright hallway with great storage options including a large cupboard and a hidden understairs cupboard with a vent for a tumble dryer. The hallway leads through to a spacious sitting room with a log burning stove set into an inglenook fireplace and onto a raised stone hearth, perfect for cosy evenings. Glazed double doors link to the dining room which is great space for family time or entertaining with space for a 6 person dining table and chairs and patio doors out to the garden too. A door off the dining room opens through to the separate kitchen providing potential it into one open plan dining kitchen. The kitchen itself comprises of a range of wall and base units with a work surface over having a tiled splashback and a single sink with a draining board plus a built in pantry style cupboard. There are spaces for a tall fridge freezer, washing machine, dishwasher and a freestanding cooker with gas and electric connections and an extractor hood over.

The landing has a loft hatch and airing cupboard housing the combination gas fired boiler with room for

storage too. Bedroom one is an excellent double to the front with a built in wardrobe and bedroom two is another great double to the rear. Bedroom three is a good single bedroom with a built in cupboard over the stairs and would make an excellent at home office. The house bathroom has recently been upgraded to provide a white three piece suite comprising of a panelled bath with an electric shower over and a washbasin and push flush W.C set into a vanity unit.

Outside

The attractive frontage is mainly lawned with mature tree and shrub borders plus a hardstanding driveway providing off street parking to the side leading to the garage. The garage itself has an up and over door with lighting and power points and there is gated access into the rear garden. The rear garden is mainly lawned with a paved patio off the dining room, perfect for entertaining and there is dog kennel that could also be used for storage. The rear garden is nice and private and enclosed by fenced boundaries.

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 – C

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

Construction: Timber frame

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water - Combination boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

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

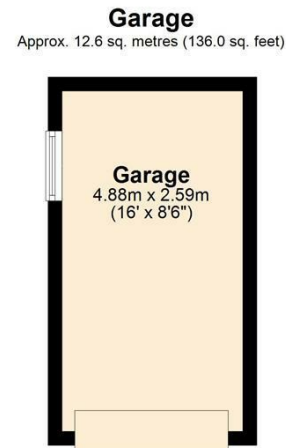
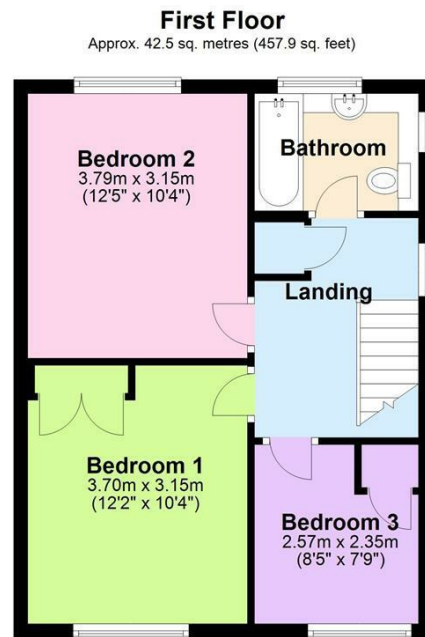
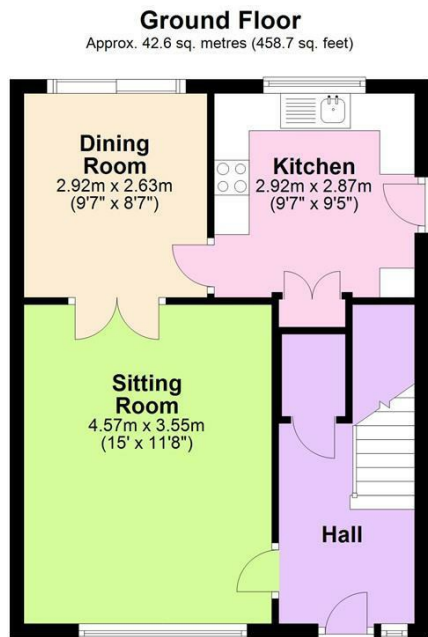
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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Total area: approx. 97.8 sq. metres (1052.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(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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