



## 5 FLEECE COTTAGES

BEDALE, DL8 1UP

**£115,000**  
**FREEHOLD**

Mid Terraced Cottage situated within walking distance of Bedale Market Place and comprising, Sitting Room, Kitchen with built-in oven and hob, Double Bedroom, Bathroom with shower over the bath, Gas Central Heating, uPVC Double Glazing.

**NORMAN F. BROWN**

Est. 1967

## 5 FLEECE COTTAGES

• One Bedroom • Cottage • Town Centre

Location • Gas Fired Heating & Double Glazing • Well presented Accommodation • Great Bolthole, Holiday Let or Would suit an Individual • No Onward Chain • Close

To Junction 51 Of The A1(M) & The Yorkshire

Dales • Video Tor Available • Enquire Today For Your

Personal Viewing



### Description

This cute cottage is nestled away in central Bedale and would be perfect for someone wanting the convenience of town centre living either as a bolthole or as a home for an individual.

The property opens into the sitting room which has stairs up to the first floor and space for a sofa, coffee table and TV stand. The kitchen is to the rear and comprises of a range of wall and base units with a work surface having tiled splashbacks and Belfast style sink. There are spaces for a tall fridge freezer and a washing machine plus built in appliances including a four ring gas hob with an extractor hood over and an electric oven under as well as an envirovent extractor.

To the first the first floor the landing has an envirovent extractor and leads to the bathroom and double bedroom. The bedroom is to the front and is an excellent double with an overstairs storage cupboard, access to the partly boarded loft via a drop down ladder plus built in wardrobes with a range of shelving and hanging space. The bathroom is another good size and comprises of a panelled bath with a shower over and screen, a push flush W.C and a pedestal mounted wash basin. There is a also a useful storage cupboard at the foot of the bath.

Outside to the rear is a parking space.

### 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 – A

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

Construction: Standard

Conservation Area - Yes

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

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: Very Low

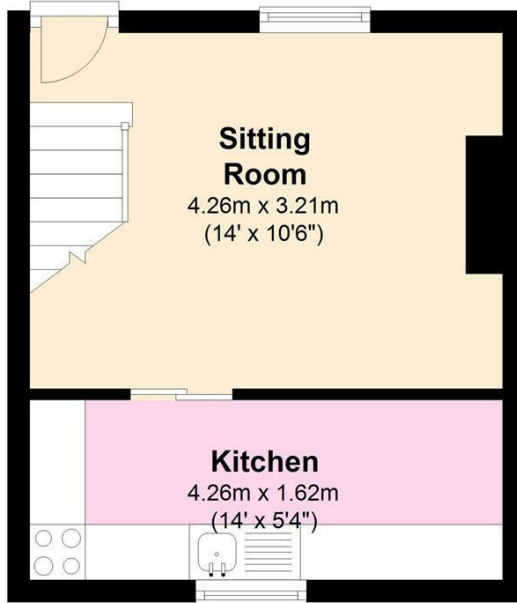
Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

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## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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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