



23 JUBILEE ROAD

BEDALE, DL8 1FD

£295,000
FREEHOLD

A contemporary styled four double bedroomed detached house with far reaching attractive views to the rear. The property benefits from an enclosed South Facing garden, integral garage and off street parking along with a great layout and gas fired heating system.

NORMAN F. BROWN

Est. 1967

23 JUBILEE ROAD

- Four Double Bedrooms • Detached Home • Attractive Views To The Rear • Integral Garage & Off Street Parking • Contemporary Style • Two Bathrooms • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This lovely home opens into a central hallway with tiled flooring and stairs to the first floor plus a useful store cupboard a door into the garage and a downstairs W.C tucked away under the stairs. The dining room has space for a 6 person dining table and chairs, ideal for entertaining or for use as a study for those who work from home.

The kitchen has a range of wall and base units with a work surface over having a matching upstand and a one and a half bowl sink. There are built in appliances including a four ring gas hob with a stainless steel splashback, an extractor hood over and an electric oven under with spaces for a washing machine, dishwasher and an integrated fridge freezer. There is also space for a 4 person dining table and chairs plus French doors to the garden.

The sitting room is bright and spacious with a cosy feel and French doors linking the house to the garden with attractive views beyond over open fields.

The first floor landing has two built in storage cupboards and a loft hatch with a drop down ladder to the partly boarded loft which also has power points. The main bedroom is an excellent double with two sets of built in wardrobes and an en suite comprising of a walk in shower with an electric shower and a sliding screen door, a push flush W.C and a pedestal

mounted wash basin. Bedrooms three and four are both good doubles to the rear with attractive views over the garden and open fields beyond and bedroom three also has a built in wardrobe. Bedroom two is to the front and is another excellent double with built in wardrobes. The house bathroom comprises of a white three piece suite including a panelled bath with a shower screen and fixed and handheld shower heads and there is also a pedestal mounted wash basin and a push flush W.C.

Outside

To the front is a tarmac driveway providing off street parking leading to the integral garage with an attractive lawn and gated access to the side for the rear garden. The garage has an up and over door, lighting and power points and is home to the combi boiler. To the rear the attractive South facing garden is all enclosed by a fenced boundary and is mainly lawned with planted borders having railway sleeper style edging and there is a paved patio and decked area for 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 – E

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

Community Charge: £123p.a

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Hot 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

To the rear of the garden is the Wensleydale railway line, a tourist railway service and not a mainline.

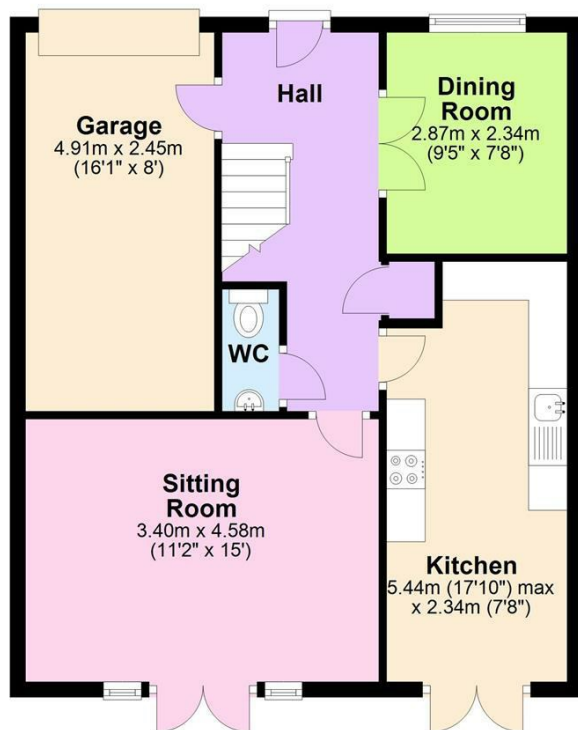
Restrictive Covenants: Not Known

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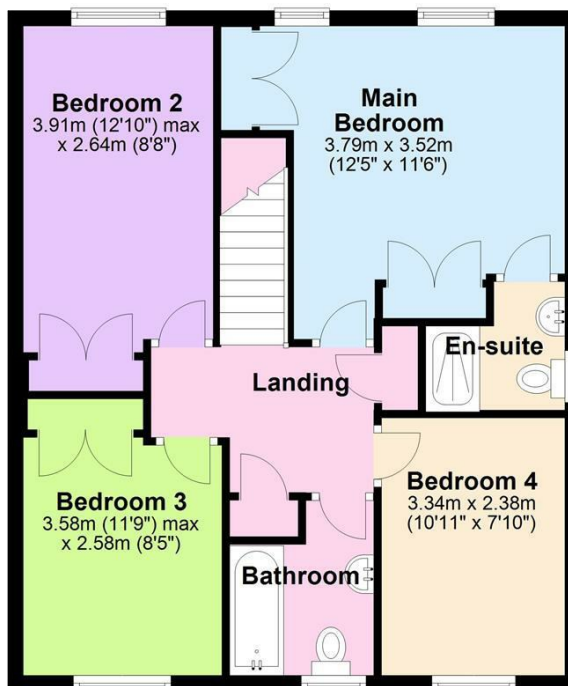
Ground Floor

Approx. 59.1 sq. metres (635.6 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



Total area: approx. 118.8 sq. metres (1278.9 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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