



## 2 FALCON PLACE, AISKEW, BEDALE, DL8 1FQ

**£220,000**  
**FREEHOLD**

A modern three bedroomed semi detached home located in a quiet cul-de-sac close to the Bedale town centre and junction 51 of the A1(M). The property benefits from a great layout ideal for modern lifestyles, off street parking plus a gas fired heating system and a private & enclosed rear garden.

**NORMAN F. BROWN**

Est. 1967

## 2 FALCON PLACE,

• Three Bedroom • Semi Detached Home • Quiet Location • Great Layout • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Private & Enclosed Rear Garden • Gas Fired Heating & Double Glazing • Off Street Parking • Enquire Today For Your Personal Viewing



### Description

A superb three bedroomed semi detached home located in a quiet residential area close to the Bedale town centre and for schools and amenities, plus Northallerton and Junction 51 of the A1(M) also being close by.

The property opens into the hallway where there is space for hanging coats. A cosy sitting room provides a lovely space for evenings or for entertaining. and leads through to an inner hallway, which has a useful understairs cupboard plus a door to the downstairs WC, which has a pedestal mounted washbasin and a low level WC. The dining kitchen has a modern range of wall and base units with a worksurface over having a matching upstand and a one and half bowl drainer sink with a mixer tap. There are built in appliances including a 4 ring gas hob with a stainless steel splashback, an electric oven under and an extractor hood over with spaces for a washing machine, dishwasher and a tumble dryer. The dining area has space for a 6 person dining table and chairs and has double glazed French doors with matching side panel windows opening out into the garden, again a lovely space for entertaining or for families to be together.

The landing gives access to all three bedrooms, the bathroom and the loft hatch. The main bedroom is set to the front and is an excellent double with built-in wardrobes and has an ensuite, which has a step-in

shower, low level WC and a pedestal mounted washbasin. Bedroom 2 is a good sized double bedroom and has double glazed windows overlooking the rear gardens and Bedroom 3 is also to the rear overlooking the gardens and is an excellent single bedroom which would also make a great at home study. The house bathroom comprises of a panelled bath, a pedestal mounted washbasin and a low level WC.

### Outside

To the front there is an attractive lawned garden with a tarmac driveway providing off street parking for 2 cars with gated access to the side for the rear garden.

The private and enclosed rear garden has a paved patio seating area from the dining kitchen, which looks out over a mainly lawned garden with a gravelled border and all enclosed with a fenced and walled boundary.

### 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

Community Charge:

Construction: Standard

Conservation Area - No

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

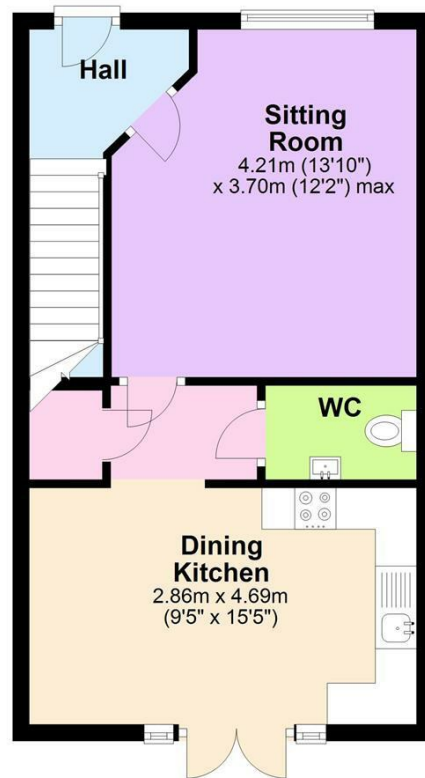
Restrictive Covenants: Not Known

## 2 FALCON PLACE,



## Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 79.0 sq. metres (850.1 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (81-91) B                                   | 84                      |           |
| (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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