



6 SOUTH END BEDALE, DL8 2BN

£200,000
FREEHOLD

A two bedroom detached cottage squirrelled away off South End close to the the Bedale town centre and amenities. The property is full of character with a great layout and benefits from an enclosed garden, gas fired heating and double glazing and is for sale with no onward chain.

NORMAN F. BROWN

Est. 1967

6 SOUTH END

- Two Double Bedrooms • Detached Character Cottage • Hidden Away Within The Bedale Town Centre • Enclosed Rear Garden • Gas Fired Heating & Double Glazing • No Onward Chain • Great Layout • Leisure Centre, Golf Club And Amenities All Close By • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This character cottage is hidden away just off the Bedale town centre, perfect for those wanting an easy lifestyle. The property opens into a hallway that would also make a great study with French doors through to a conservatory. There is also a useful utility room for a washing machine and is home to the gas fired combi boiler. The hallway opens through to a spacious sitting room which has a log burning stove set into an inglenook style fireplace with brick surround and stone hearth. Another set of French doors lead through to the conservatory which is a great addition linking the cottage the enclosed rear garden. The sitting room leads through to a dining room, perfect for entertaining and is open to the breakfast kitchen. The kitchen itself comprises of a range of base units with a work surface over having tiled splashback with spaces for an under the counter fridge and freezer. There is a four ring electric hob with an extractor hood over and an electric oven under plus a single sink with a drainer. There is also a breakfast bar peninsula, great for entertaining or meal times.

The first floor landing opens into the two bedrooms and the house bathroom. Bedroom one is a lovely double with built in wardrobes and exposed wood beams with bedroom two, another great double with a built in cupboard over the stairs and lovely views over the garden. The house bathroom comprises of a step

in shower with screen door and electric shower plus a pedestal mounted wash basin, push flush W.C and a panelled bath.

Outside

The split level garden has gated access and has been designed with ease of maintenance in mind. There are gravelled seating areas amongst mature shrubberies and inset trees plus a garden shed and a further covered seating area all enclosed by attractive walled 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: Standard

Conservation Area - Yes (Bedale)

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

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

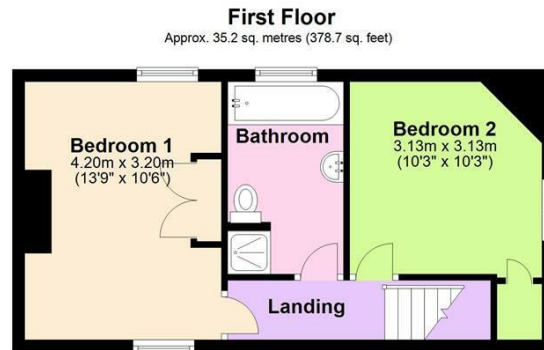
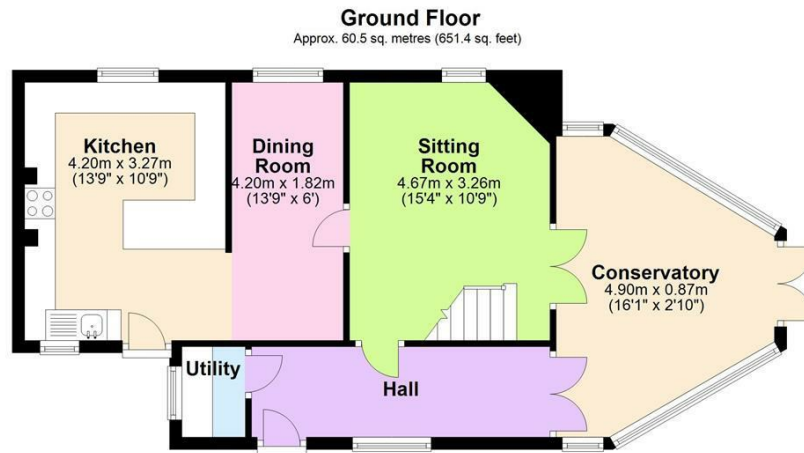
Restrictive Covenants: Not Known

Parking is On Street. Parking Permits can be obtained from North Yorkshire Council.

From South End, the property is accessed via a green door between 4 and 8 South End. Number 6 has a right of access through this door.

6 SOUTH END





Total area: approx. 95.7 sq. metres (1030.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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