



## 7 THE OLD PICKLE HOUSE, THE WYND, BEDALE, DL8 1EW

**£140,000  
FREEHOLD**

A character end terrace cottage with a contemporary style and character, conveniently positioned just off the Bedale Market Place with a great layout, off street parking and gas fired heating. The property is also close to the leisure centre, doctors surgery and junction 51 of the A1(M) for commuters or visitors.

**NORMAN F.BROWN**

Est. 1967

## 7 THE OLD PICKLE HOUSE, THE WYND,

- Two Bedrooms
- Cottage
- Just Off Bedale Market Place
- Well Presented Accommodation
- Off Street Parking
- Close To Amenities And Junction 51 Of The A1(M)
- Gas Fired Heating & Double Glazing
- Great Layout
- Video Tour Available
- Enquire Today For Your Personal Viewing



### Description

This attractive end terrace cottage is conveniently positioned for the town centre and has a modern style with characterful features.

The property opens via a step down into a hallway with stairs to the first floor and a door into the sitting room with space to hang coats too. The sitting room is a bright and cosy room with space for sofas and a coffee table and leads through to the dining kitchen to the rear. The kitchen comprises of a range of wall and base units with a work surface over having a tiled splashback and a single sink with drainer. There is a four ring electric hob with an extractor hood over and spaces for an under counter fridge and a washing machine. The dining area has space for a four person table and chairs and further storage is provided by an under stairs cupboard.

The first floor landing leads to the two bedrooms and the shower room. Bedroom one is an excellent bright double with an exposed beam and a built in over stairs wardrobe and bedroom two is a great single or small double but could also be used as a study. Bedroom two also has a loft hatch with a drop down ladder to the boarded loft which has lighting and power and provides extra storage. The shower room has a contemporary

style with a step in shower enclosure having a sliding screen door and there is a push flush W.C and a pedestal mounted washbasin plus a Velux window providing natural light.

### Outside

There are two allocated tarmac parking spaces for number 7, just next to the property within the car park for The Old Pickle House development.

### 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 – B

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

Construction: Standard

Conservation Area - Yes (Bedale)

Listed Building 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 Risk

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

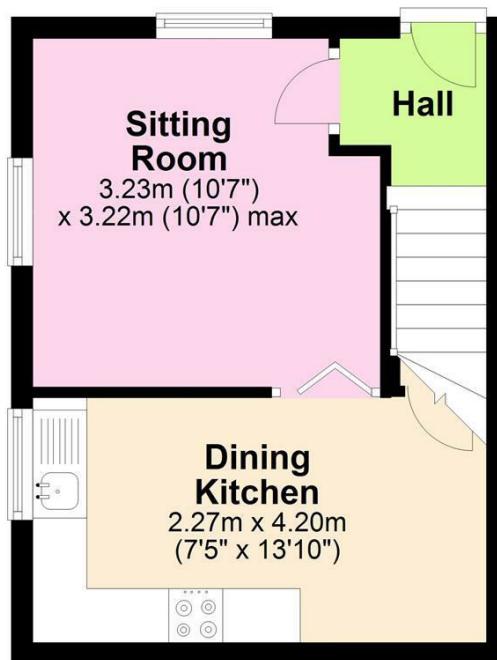
Restrictive Covenants: Not Known

## 7 THE OLD PICKLE HOUSE, THE WYND,



## Ground Floor

Approx. 23.5 sq. metres (253.2 sq. feet)



## First Floor

Approx. 23.5 sq. metres (253.2 sq. feet)



Total area: approx. 47.1 sq. metres (506.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		66
(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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