



## 1 BENKHILL DRIVE

BEDALE, DL8 2EA

**£190,000**  
**FREEHOLD**

A three bedroom semi detached home perfect for those wanting a blank canvas to make their own. The property has a great layout with a contemporary kitchen and bathroom, enclosed rear gardens and is located close to the Bedale town centre, schools and the leisure centre.

**NORMAN F. BROWN**

Est. 1967



# 1 BENKHILL DRIVE

- Three Bedrooms • Semi Detached Home • Enclosed Rear Garden • Gas Fired Heating & Double Glazing • Close To Schools, Bedale Town Centre & Junction 51 Of The A1(M) • Great Layout • Modern Kitchen & Bathroom • Potential To Add Off Street Parking To The Front • Enquire Today For Your Personal Viewing • Video Tour Available



## Description

This great house is perfect for those wanting to put their cosmetic touch onto a home. Located close to the town centre and schools the property also benefits from a contemporary kitchen, bathroom and an enclosed rear garden.

The house opens into a hallway with stairs to the first floor and leads through to a spacious sitting room with a living flame effect gas fire providing acoustics cosy feel. An open archway opens into a dining room which has space for a dining table and chairs plus a breakfast bar, boiler cupboard and French doors opening into the garden. Another archway opens through to the kitchen which has a range of wall and base units with a work surface over having a tiled splash back and a single sink with a draining board. There are built in appliances including a 4 ring electric hob with an extractor hood over and an electric oven under with spaces for a washing machine and a tall fridge freezer.

To the first floor the landing has a loft hatch and built in airing cupboard for storage and leads to the bedrooms and the house bathroom. Bedrooms 1 and 2 are both great doubles to the front and rear and bedroom 3 is an excellent single room to the front. The contemporary styled house bathroom comprises of a 'p' shaped bath with an electric shower over and screen plus a pedestal mounted washbasin and push

flush W.C.

## Outside

To the front is a lawned garden with fenced boundaries and gated access from the street. There is a path to the front door and gated access to the side for the rear garden. There is potential to create off street parking to the front as others have on the street, it would need planning permission for a drop kerb to be installed plus the groundworks.

To the rear is an enclosed rear garden with a paved and gravelled seating area, ideal for entertaining, overlooking a lawned garden with a shrub border having fenced boundaries and a garden shed.

## 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 - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Immersion Heater

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

Parking is on street.

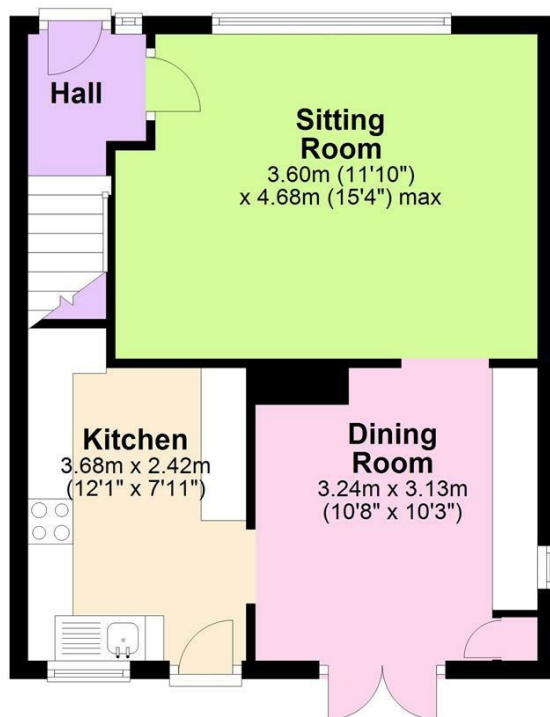
The garden backs onto the site of Bedale Primary school which has site access next to the property.

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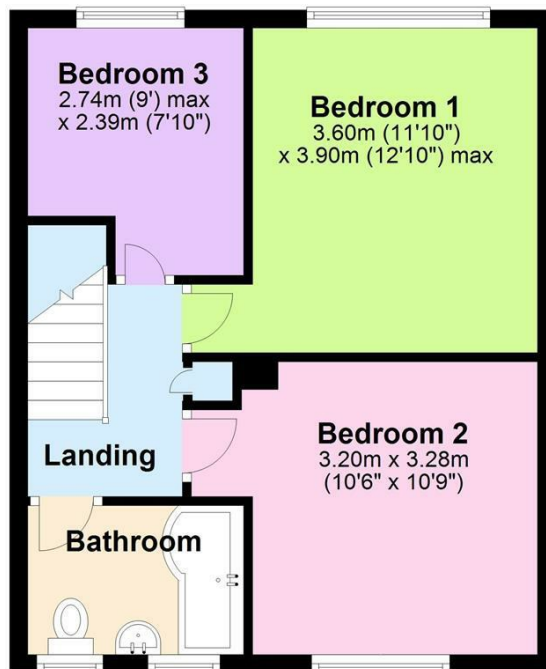
## Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 sq. feet)



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

Bedale Office Sales  
6 Bridge Street  
Bedale  
North Yorkshire  
DL8 2AD

01677 422282  
bedale@normanfbrown.co.uk  
www.normanfbrown.co.uk

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