



## 24 GREENDALE COURT, BEDALE, DL8 1FB

**£85,000**  
**LEASEHOLD**

A well-presented 1 bedroomed Apartment which is located on the first floor of this purpose built development for the over 60's and is handy for Bedale town centre and local services. The property benefits from a fitted kitchen with integral appliances and a shower room.

**NORMAN F. BROWN**

Est. 1967

## 24 GREENDALE COURT,

• One Bedroom • Ground Floor  
Apartment • Exclusive Development For The Over  
60's • Close To Bedale Town Centre • Communal  
Gardens & Car Park • Electric Heating & Double  
Glazing • Shower Room • No Onward  
Chain • Video Tour Available • Enquire Today For  
Your Personal Viewing



### Description

GREENDALE COURT Provides secure retirement living for persons over 60 years old. There are call points in every main room for direct contact with the House Manager and there is emergency 24 hour Careline cover.

### COMMUNAL FACILITIES

The residents in Greendale Court have the benefit of the following facilities:-

Residents Lounge with kitchen facilities.

Guest Bedroom with Ensuite Shower Room

Laundry Room

Refuse Room

There are attractive well stocked landscaped gardens surrounding the property for the use of the residents.

There is on-site residents parking.

### THE APARTMENT COMPRISES

HALL Panelled front door, intercom with lock control for main entrance doors, alarm control panel, coving to the ceiling, night storage heater, storage cupboard with shelves and doors to Lounge/Dining Room, Bedroom and Bathroom.

LOUNGE/DINING ROOM 17' 6" x 12' (5.33m x

3.66m) Double glazed windows, fireplace with living flame effect electric fire, coving to the ceiling, night storage heater, television and telephone points and glazed double doors to Kitchen.

KITCHEN 7' 4" x 7' (2.24m x 2.13m) Double glazed window, a range of base drawer and cupboard units with granite effect work surfaces and tiled surrounds, range of wall cupboards, single drainer stainless steel sink unit, built-in AEG fan oven and 4 ring ceramic hob, cooker hood with extractor and light, integrated fridge and freezer. Coving to the ceiling, wall mounted convector heater.

BEDROOM 13' 1" x 8' 11" (3.99m x 2.72m) Double glazed window, coving to the ceiling, built-in double wardrobes with folding mirror doors, night storage heater, television and telephone points.

BATHROOM A large shower cubicle with chrome shower and sliding glass door, washbasin set in vanity cupboard unit and with mirror and shaver light over, low level WC, heated towel rail, wall mounted convector heater, extractor fan and coving to the ceiling.

### 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 16years 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

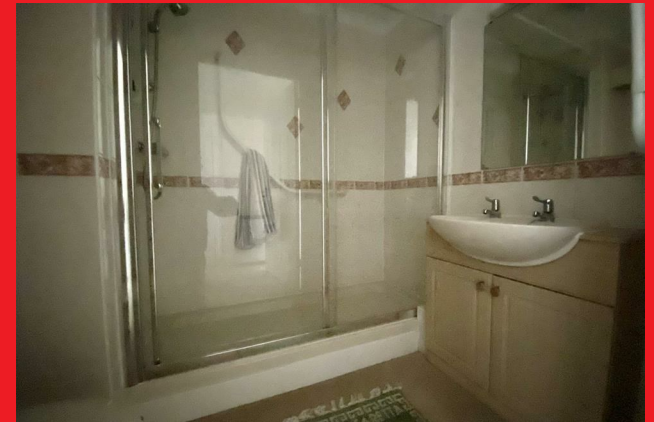
Tenure – We are advised by the vendor that the property is Leasehold.

Lease Length - 125 Years From 1st March 2005

Management Charge - £3582.80pa (Feb 2025 -Feb 2026)

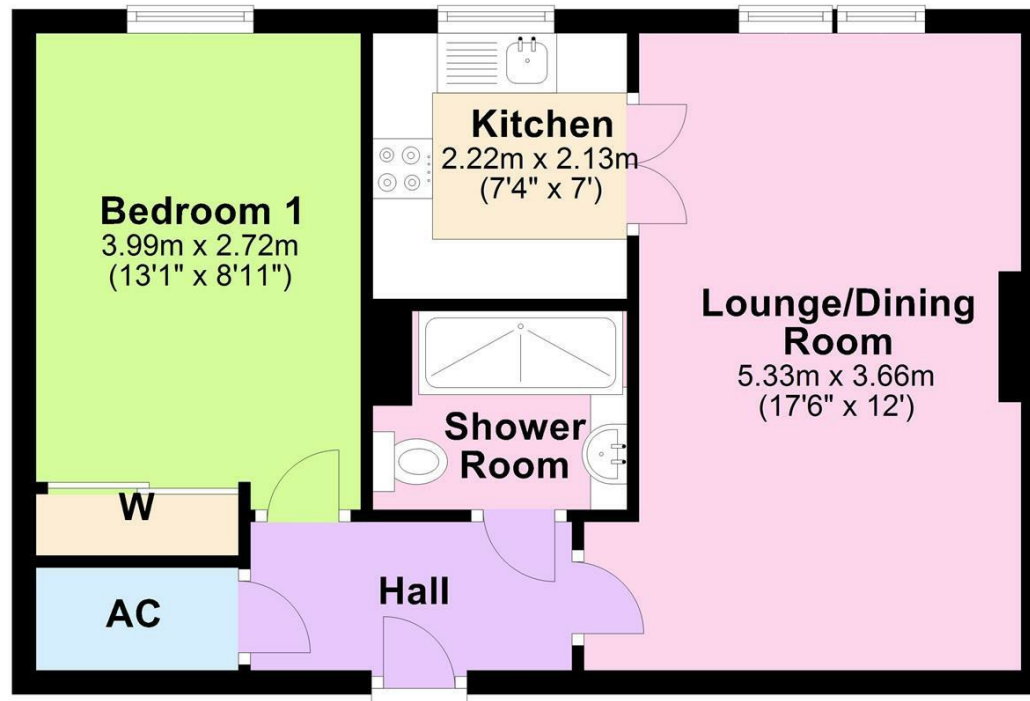
Ground Rent - £395p.a

## 24 GREENDALE COURT,



## First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 44.0 sq. metres (473.4 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 |           |
|                                             | 81                      | 86        |

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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