



18 BERESFORD CLOSE

BEDALE, DL8 2UF

£325,000
FREEHOLD

A well presented and spacious four bedroom detached home that will suit a variety of lifestyles. The property benefits from an excellent layout with modern kitchen and bathrooms and is located in a quiet residential street close to the local park and town centre. The house also has a lovely South facing garden, a conservatory plus off street parking and a garage.

NORMAN F. BROWN

Est. 1967

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- Spacious 4 bedroom detached home • Modern kitchen and bathrooms • Located in a quiet cul-de-sac • Close to Bedale town centre • Council tax band D • Garage & Off Street Parking • Bright and Modern Style • CLOSE TO BEDALE, NORTHALLERTON & JUNCTION 51 OF THE A1(M) • Call Now To Arrange Your Personal Viewing • Video Tour Available



Description

On entering the hallway bright and contemporary style is immediately apparent. The spacious lounge is open to the dining room to the rear and has a living flame effect gas fire with wooden surround and marble inset and hearth and a bow window to the front floods the room with light. An arch from the sitting room is open to the dining room which has a conservatory off to the rear and a door through to the kitchen. There is also potential to create a large dining kitchen by taking the wall out and opening up the space. The conservatory has double glazed windows and a door opening out into the garden, an electric wall heater and light and power points.

The kitchen itself has space for a 4 person table and chairs and comprises of a range of matching wall and base units with a work surface over and tiled splashbacks. There are spaces for a washing machine, dryer and a tall fridge freezer. The freestanding cooker has a five ring gas hob top with an extractor hood over and an electric oven under.

The kitchen also has a door opening into the garden onto one of two sun terraces and has a useful understairs cupboard, perfect for storage.

To the first floor the landing opens to all the bedrooms and the house bathroom. The main bedroom is to the front of the property and has a range of fitted wardrobes with shelving and hanging space and there is an over stair store cupboard and a door to the ensuite. The ensuite comprises of a step in shower with glazed screen and sliding doors and fixed and handheld shower heads for the power shower. There is also a low level WC, washbasin set into a vanity unit, an extractor fan and a ladder style heated towel rail.

Bedroom 2 is also to the front and is an excellent double,

as is bedroom three which is to the rear and is currently used as an at home office. Bedroom 4 is a single bedroom and has fitted wardrobes with a mix of hanging and shelving space plus drawers.

The modern house bathroom has fully tiled walls and flooring with a panelled bath having a mixer tap and electric shower over, a low level WC, washbasin set into a vanity unit and a chrome ladder style towel rail and an extractor fan.

To the front of the property is an attractive slate chipping border with a tarmac driveway providing off street parking leading to the garage with a gate and path down the side to the rear garden. The enclosed rear garden is mainly lawned with a circular stone paved patio to the back of the house and a porcelain tiled sun terrace to the far corner of the garden for the evening sun. The garden is lovely and private with fenced boundaries, planted flower bed borders and a useful garden tap and power point.

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, Teesside International Airport and Leeds Bradford airport 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 – D

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 – Hot Water Cylinder

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

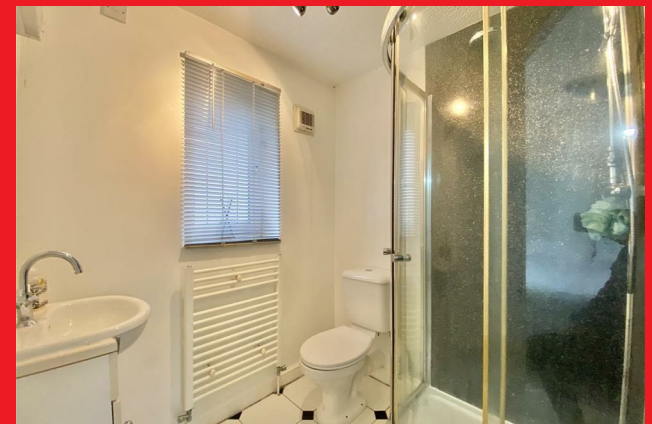
Flood Risk: Very Low

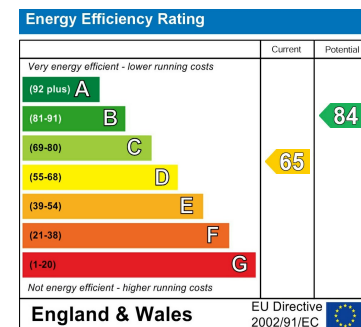
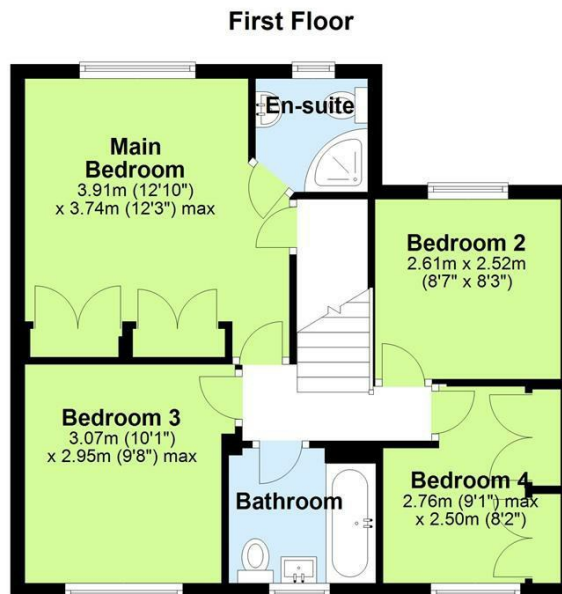
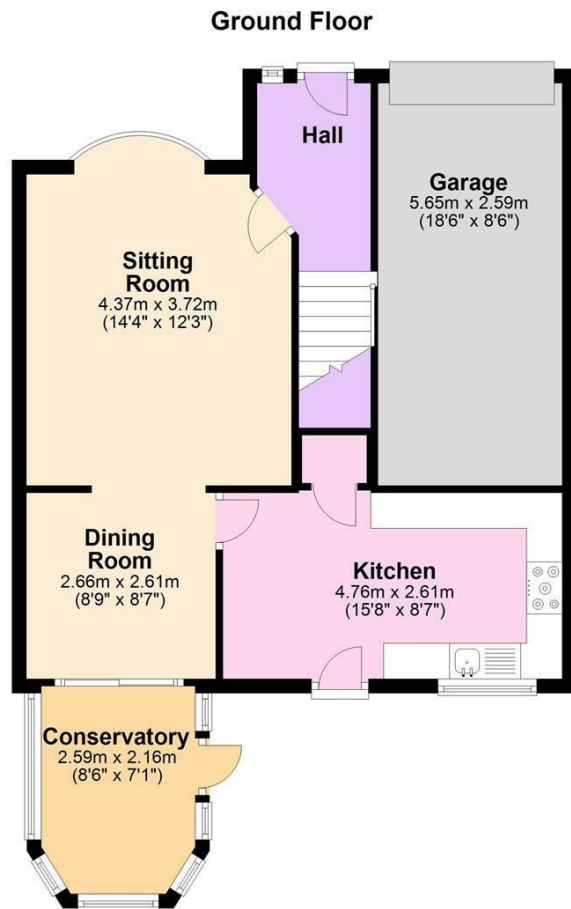
Has the property ever suffered a flood in the last 5 years –

No

Restrictive Covenants: Not Known

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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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