



## SLATERS COTTAGE, BACK LANE, AISKEW, BEDALE, DL8 1AU

**£210,000**  
**FREEHOLD**

A well presented detached character cottage, squirreled away in a quiet position close to Bedale town centre. The property has a great layout including two double bedrooms and a dining kitchen and there is also off street parking and an enclosed private garden. offered for sale with no onward chain, viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967



## SLATERS COTTAGE, BACK LANE,

- Two Double Bedrooms • Detached Character Cottage • Off Street Parking • Rear Garden • Quiet Position Close To The Town Centre • Great Layout • Gas Fired Heating & Double Glazing • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



### Description

Slaters cottage is a well presented two bedroom detached cottage squirrelled away in a quiet position close to Bedale town centre. The cottage opens into the bright and cosy sitting room with windows to the front and rear, exposed wood beams plus a living flame effect gas fire with a tiled inset and hearth and a wooden surround. There is also a useful under stairs cupboard providing storage. The dining kitchen is a great space for entertaining with room for a 6 person dining table and chairs, with the kitchen comprising of a range of wall and base units with a work surface over, tiled splashback and a one and a half bowl sink with a draining board. There are built in appliances including a fridge freezer, 4 ring gas hob with an extractor hood over and an electric oven under plus spaces for a washing machine and tumble dryer.

The first floor landing is again lovely and bright and leads to the two bedrooms and the bathroom. Bedroom one is an excellent double with windows to the front and back and built in wardrobes. Bedroom two is a smaller double to the front and the bathroom comprises of a panelled bath with a shower over, and two screens plus a pedestal mounted washbasin and a push flush W.C.

### Outside

To the front is a hard standing area providing off street parking with gated access to the side for the garden. The garden has been designed for ease of maintenance with paved areas interspersed with planted shrubberies and flower beds. There is a garden shed for storage and a further paved area at the side for entertaining, all enclosed by a walled and fenced boundary.

### 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 - 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

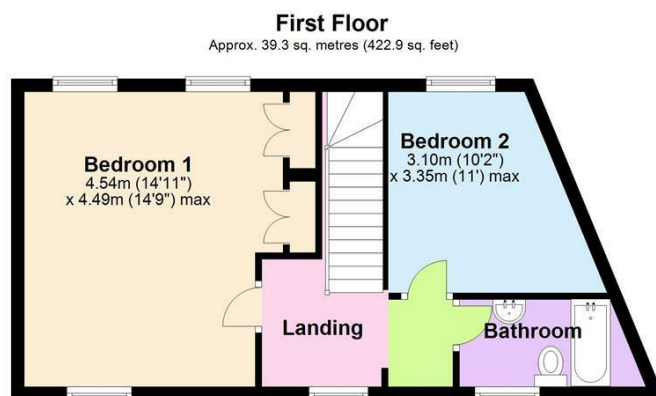
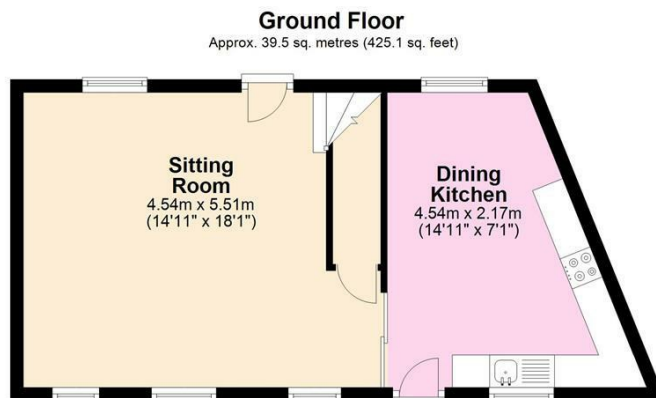
Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

Please note that there is no onward chain and probate is required before completion.

## SLATERS COTTAGE, BACK LANE,





Total area: approx. 78.8 sq. metres (848.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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

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