



1 MASHAM ROAD BEDALE, DL8 2AF

£495,000
FREEHOLD

An Attractive, spacious Three or Four Bedroom detached bungalow located in a popular and convenient area close to the Bedale town centre and Junction 51 of the A1(M) is also easily accessible. The property benefits from a flexible layout to suit modern lifestyles, a double garage, off street parking and is set in a plot of approx 0.26 acres with well maintained gardens to the front and rear.

NORMAN F. BROWN

Est. 1967

1 MASHAM ROAD

• Three or Four Bedrooms • Attractive Detached Bungalow • Excellent position • Close to the Bedale town centre, schools and Junction 51 of the A1(M) • Double Garage & Off Street Parking • Flexible Layout • Set in Approx 1/4 Of An Acre Plot • Attractive Gardens • Video Viewing Tour • Call Now To Arrange Your Personal Viewing



Description

This superb detached bungalow is one not to be missed with its flexible layout, excellent garden plus off street parking and a double garage and also includes mains gas central heating, double glazing, cavity wall insulation and loft insulation. Located on the sought after Masham Road this spacious and well built bungalow is located close to the Bedale town centre as well as schools, leisure centre and the doctors surgery and of course junction 51 of the A1(M) is approximately a 10 minute drive away.

The property opens into an entrance vestibule with space to hang coats and store shoes and then opens into a central hallway. The central hallway has hardwood flooring and has access to the partly boarded loft (with lighting and power points) via a loft ladder and it offers scope for potential conversion to further first floor accommodation. The spacious sitting room is a bright room and also has hardwood flooring and has a bay window to the front with built in cupboards to the alcove either side of the chimney breast.

The dining kitchen is positioned to the rear opening out into the rear gardens and is a great space for family time or for entertaining. The kitchen itself has a walk in pantry cupboard, ideal for storage and comprises of an attractive wood range of wall and base units with downlighters and a work surface over and a single drainer sink. There is space for a range style electric cooker with an extractor hood over, plus a space for an American style fridge freezer, an integral washing machine and dishwasher with space for a tumble dryer too. The dining area is separated from the kitchen by a peninsula and has space for an 8 person table and chairs with French doors out onto the rear patio and garden. Also off the dining area is a great room currently used as a study but could be used as a double bedroom, snug or even an at

home gym.

Bedroom one is situated to the front and is an excellent double with a large bay window, built in wardrobes with sliding mirror fronted doors and a range of hanging space, pull out shelves and built in drawers. Bedroom two is another double bedroom to the rear looking out over the garden and Bedroom three is to the side and is a good sized single or smaller double bedroom, but could also be used as a study with the current study potentially another double bedroom.

The contemporary family bathroom comprises of a four piece suite with a large panelled bath, shower enclosure with double sliding screen doors and fixed and handheld showerheads plus there is a pedestal mounted washbasin and a low level WC

Outside the property is set in approximately 1/4 of an acre. To the front are well maintained gardens. To the front is an additional tarmac parking space outlined by a chain link fence before the main driveway. The driveway then sweeps across the front of the house by a lawned frontage towards the double garage to the side of the property which has an electric up and over door and double timber doors to the front, a personal door to the side for access from the garden and windows to the rear and side plus lighting and power points.

The rear garden has gated access to the sides and is enclosed by fenced, walled and hedged boundaries and there is a brick built store. Off the dining kitchen is a paved entertaining area overlooking the substantial lawn which has some mature inset trees and mature planted shrubberies.

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 – E

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

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

1 MASHAM ROAD





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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

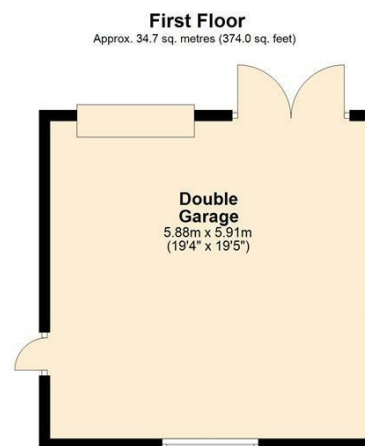
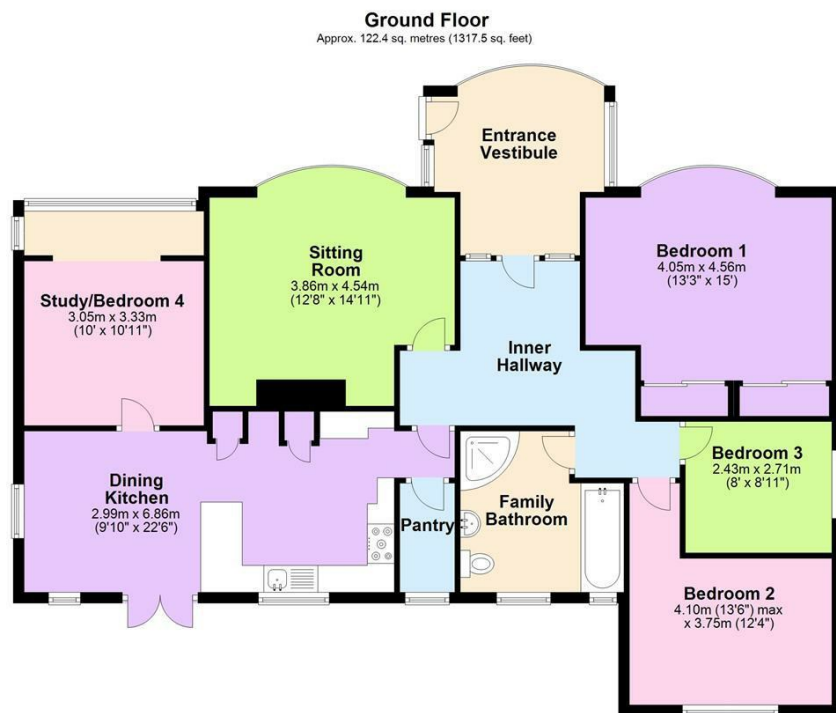
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1317.50 sq ft

Tenure – Freehold





Total area: approx. 157.1 sq. metres (1691.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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

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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