



## 3 POPPY COURT

AIKEW, BEDALE, DL8 1FG

**£310,000**  
**FREEHOLD**

A spacious and modern three bedroom detached home located in a popular residential area close to the Bedale town centre and with excellent access to Junction 51 of the A1(M). The property benefits from an enclosed rear garden, off street parking and garage with accommodation including a sitting room, dining kitchen and downstairs WC plus three double bedrooms including a master with ensuite and a house bathroom.

**NORMAN F. BROWN**

Est. 1967

# 3 POPPY COURT

- Three Double Bedrooms • Detached Home • No Onward Chain • Contemporary Style • Great Layout • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Gas Fired Heating & Double Glazing • Garage & Off Street Parking • Enquire Today For Your Personal Viewing • Video Tour Available



## Description

This spacious three bedroom detached home is located in a quiet development conveniently positioned for Bedale town Centre, schools and amenities with junction 51 of the A1(M) also close by for commuters.

The property opens into a bright hallway with a built in coat cupboard, downstairs storage space and a downstairs W.C is squirreled away under the stairs too. The sitting room is a great spacious room to the rear having French Doors opening out to a patio seating area overlooking the private and enclosed rear garden. The dining kitchen is perfect for entertaining or for family time with space for a six person dining table and chairs with the kitchen comprising of a range of wall and base units with a work surface over having a matching upstand and a one and a half bowl sink with a draining board. There are built in appliances including a washing machine, dishwasher and fridge freezer plus an electric oven and grill and a four ring gas hob with an extractor hood over and a splashback.

The first floor landing has a built in airing cupboard and a loft hatch. The main bedroom is an excellent double to the front with two windows ensuring a light and airy feel plus an en suite comprising of a shower enclosure with folding screen door, a pedestal mounted wash basin and a push flush W.C.

Bedrooms two and three are both excellent doubles and the house bathroom comprises of a panelled bath with a shower over and a screen, a pedestal mounted wash basin and a push flush W.C.

## Outside

To the front is a tarmac driveway providing off street parking leading to the garage which has an up and over door, lighting and power points. There is also an attractive lawned frontage with mature inset shrubs. There is gated access to the side for the private rear garden which has a paved patio seating area overlooking a lawned garden with inset trees and all enclosed by hedged, fenced and walled boundaries.

## 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 – D

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

Community Charge:

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)

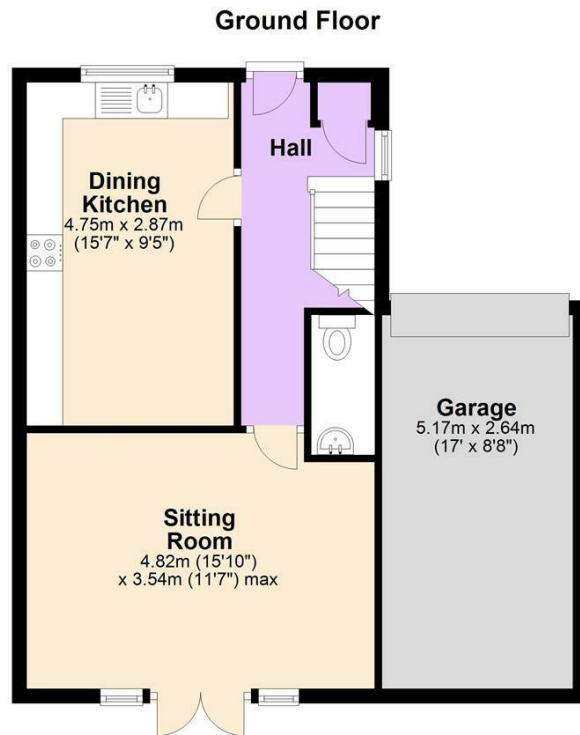
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            | <b>82</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

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