



31 RAILWAY VIEW

AISKEW, BEDALE, DL8 1FE

£365,000
FREEHOLD

A spacious and well presented four bedroom detached home, offered for sale with no onward chain, and located in a quiet position close to Bedale town centre and ideal for Junction 51 of the A1(M). The property benefits from a light and airy feel, a great layout to suit modern lifestyles plus off street parking, double garage and an enclosed rear garden.

NORMAN F. BROWN

Est. 1967

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- Four Bedrooms • Spacious Detached Home • Quiet Position • Well Presented Accommodation & Great Layout • Double Garage & Off Street Parking • Gas Fired Heating & Double Glazing • Close To Bedale Town Centre & Ideal For Junction 51 Of The A1(M) • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This excellent detached family home is located in a quiet cul de sac in a sought after residential area and has a great layout, perfect for modern lifestyles.

The home is laid out either side of the central hallway, which has a downstairs WC off. To the right of the hallway is a room currently used as a dining room, but would also make a great playroom, gym or at home study with a built in store cupboard and bay window. To the left of the hall is the sitting room which also has a bay window to the front with plenty of space for sofas and a coffee table too.

To the rear of the house is fantastic dining kitchen. The dining area has space for a large dining table and chairs and has French doors and a window opening out to the private and enclosed rear garden and is a great space for entertaining or for families to be together. The kitchen itself comprises of a range of wall and base units with a work surface over having a matching upstand with a one and a half bowl sink with drainer. There are integral appliances including a 50/50 fridge freezer, Neff washing machine and there is a four ring AEG gas hob with an extractor hood over, stainless steel splashback and a Bosch double electric oven under.

To the first floor the landing leads to all four bedrooms and the house bathroom with a built in loft hatch.

The main bedroom is to the front and is an excellent bright double with built in wardrobes and two windows to the front. There is also an ensuite which comprises of a shower enclosure with a folding screen door, a pedestal mounted washbasin and a push flush WC.

Bedroom two is another excellent double with a fitted wardrobe. Bedrooms three and four are both smaller double bedrooms all to the rear looking out over the garden with bedroom four currently used as a study.

The spacious house bathroom comprises of a panelled bath with a shower over and folding screen, a low level WC and a pedestal mounted washbasin with a frosted window to the side.

Outside

The attractive lawned frontage has a substantial block paved driveway to the side, providing off street parking, leading to the double garage which has lighting and power points and two up and over doors. A side gate opens into the enclosed rear garden which has a paved patio seating area overlooking a lawned garden with fenced boundaries and mature flower bed borders.

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

Community Charge: £140p.a 24/25

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Mains Gas and Electric

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

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

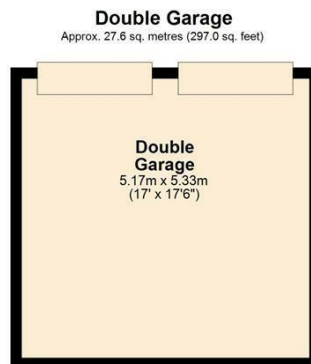
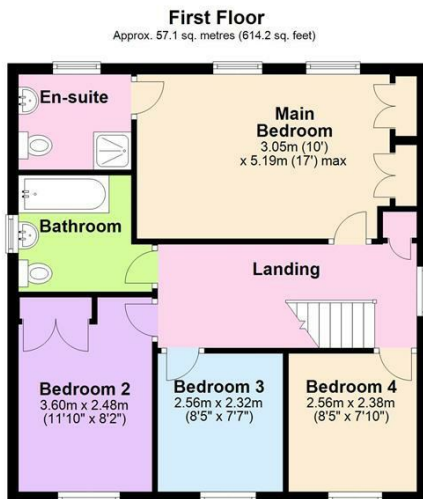
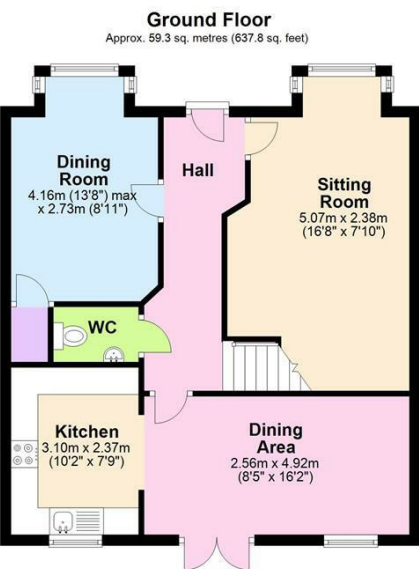
Flood Risk: Very Low

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

Restrictive Covenants:

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Total area: approx. 143.9 sq. metres (1549.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(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

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