



12 KENDREW CLOSE

BEDALE, DL8 2EE

£187,500

Located close to Bedale town centre and schools is this great three bedroom semi detached home, perfect for those looking for a home to move into and make your own. Situated in a quiet cul de sac on a corner plot, the property also benefits from off street parking, a private garden, garden storage and a layout to suit modern lifestyles.

NORMAN F. BROWN

Est. 1967

12 KENDREW CLOSE

- Three Bedrooms • Semi Detached Home • Private Corner Plot Garden • Off Street Parking • Garden Storage • Great Layout • No Onward Chain • Close To Bedale Town Centre, Schools & Junction 51 Of The A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This classic 3 bedroom semi detached home is nestled away in a quiet cul de sac and on a corner plot, close to Bedale town centre, schools and the leisure centre. This home is ideal for those looking for a property they can move straight into and then put their own stamp on, with its great layout and location.

The property opens into a central hallway with stairs to the first floor and doors to the sitting room and dining kitchen. The sitting room is nice and bright with windows to the front and rear plus a log burning stove set into an inglenook style fireplace providing a cosy feel. The dining kitchen is a great space for family time or entertaining with space for a large dining table and chairs as well as another log burning stove. The kitchen itself comprises of a range of shaker style wall and base units with a work surface over having a matching upstanding and a one and a half bowl sink with a draining board. There are integrated appliances including a fridge freezer, dishwasher and washing machine and an electric cooker with an extractor hood over.

To the first floor the landing opens to the three bedrooms and has a loft hatch. Bedrooms one and two are to the front, both excellent doubles with built in over stairs cupboards with bedroom one also having a built in airing cupboard. Bedroom three is a good size single to the rear and the house bathroom

has a contemporary style including a panelled bath, push flush W.C, bidet, washbasin set onto a vanity unit and a shower enclosure with a screen door and an electric shower.

Outside

To the front is a hard standing driveway providing off street parking with a ramp to the path for the front door. There is gated access to the rear where there are two brick built stores for storage. The private corner plot garden is a bit of a sun trap that has been split into a veg patch with raised beds and a decked veranda, ideal for entertaining and overlooking a gravelled garden, designed for ease of maintenance with an attractive shrub border and all enclosed by fenced 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 – B

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

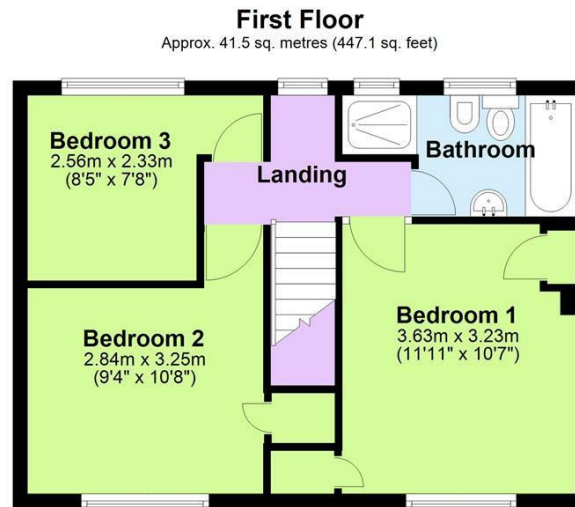
Flood Risk: Very Low

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

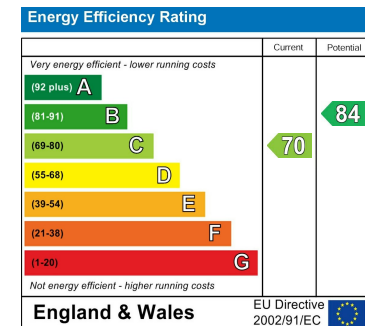
Restrictive Covenants:

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Total area: approx. 84.2 sq. metres (906.6 sq. feet)



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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