



## 8 WYCAR

BEDALE, DL8 1EP

**£395,000**  
**FREEHOLD**

\*\*\*BEST & FINAL OFFERS INVITED BY 12PM MONDAY 16th JUNE\*\*\* A superb detached character home located close to the Bedale Market Place offering spacious accommodation with a great layout and lots of potential for a buyer to put their own stamp onto a property dating back to the 1800's. The property is set in a generous plot with private gardens on two levels and benefits from off street parking and an impressive elevated position.

**NORMAN F. BROWN**

Est. 1967

# 8 WYCAR

- Three Double Bedrooms • Great Layout & Spacious Accommodation • Character Home Dating To The 1800's • Lots Of Potential • Lovely Split Level Gardens • Off Street Parking • Elevated Position Close To Bedale Town Centre & Amenities • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This great home presents an opportunity to buyers to purchase a piece of Bedale history. The current property has been in the same family for generations since it was built and has never been sold. Located in a highly convenient location and in an elevated position overlooking a green and the bowling club close to the town centre there is fantastic potential on offer on this character home.

The property opens into a central hallway which leads with a switch back staircase to the first floor and a useful built in understairs cupboard for storage. There is a spacious sitting room to the front with a bay window and log burning stove and the separate dining room is ideal for entertaining or for use as a snug or study with an open fireplace. The dining kitchen has been recently installed and comprises of a range of white handleless wall and base units with a work surface over having a tiled splashback and a one and a half bowl sink with a draining board. There are integrated appliances including a fridge freezer and dishwasher with space for an electric cooker and there is also space for a large dining table and chairs, perfect for family time or for entertaining. There is a separate room that was formerly the kitchen that would make a great utility room with a single sink and draining board and a range of cupboards and wall units. Off the utility is a downstairs cloakroom and W.C and a rear porch opens to the gardens and to a washroom which has plumbing for a washing machine.

To the first floor landing there are a range of cupboards for storage and three excellent double bedrooms. Bedroom one is to the side and bedroom two is to the rear overlooking the gardens, both with an ornamental fireplace. Bedroom three has a range of built in wardrobes, chests of drawers and a dressing table in front of a bay window overlooking the green and bowling club. From the landing an inner lobby with built in cupboards leads through to a bathroom comprising of a panelled bath with an electric shower over, a push flush W.C and a pedestal mounted washbasin plus a built in airing cupboard. There is also a useful separate W.C, also off the inner lobby.

## Outside

To the front a mature beech hedge provides privacy to the property and the lawned front garden that continues to the side and round to the rear with a tarmac driveway providing off street parking for multiple cars. At the rear are two useful brick built storage sheds and an outside W.C. The rear garden has wooden steps leading up an embankment, to the upper 'secret' garden which is mainly lawned with inset trees and shrubs with rooftop views towards Bedale town centre and open fields giving a pleasant view to the rear.

## 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 - Yes

Listed Building No

Utilities

Water – Mains (Yorkshire Water)

Heating: Electric Wall Heaters & Radiators (No Mains Gas Connected To The Property But It Is In The Street For Connection)

Water – Hot Water Cylinder/Immersion Heater

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)

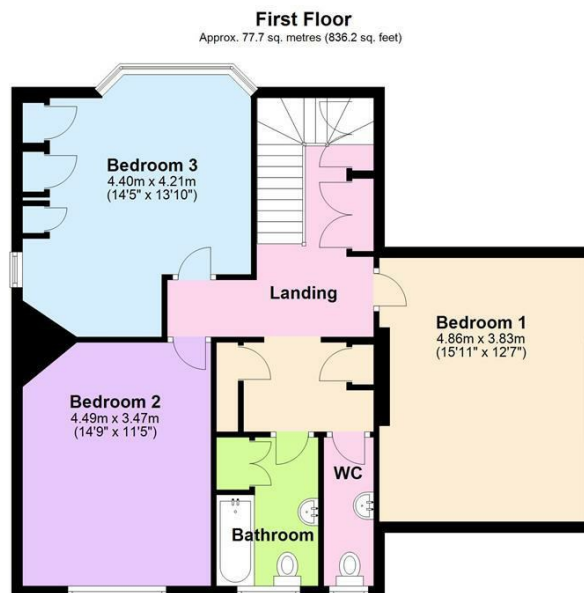
Flood Risk: Very Low

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

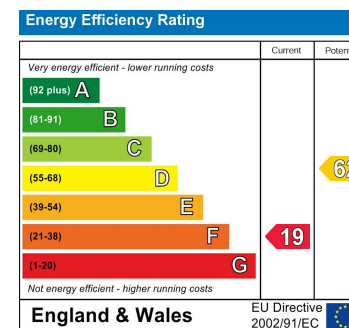
Restrictive Covenants: Not Known

## 8 WYCAR





Total area: approx. 169.5 sq. metres (1824.6 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

Bedale Office Lettings  
6 Bridge Street  
Bedale  
North Yorkshire  
DL8 2AD

01677 422282  
bedale@normanfbrown.co.uk  
www.normanfbrown.co.uk

**NORMAN F.BROWN**

Est. 1967