



## 31 GREENDALE COURT

BEDALE, DL8 1FB

**£85,000**  
**LEASEHOLD**

A lovely ONE BEDROOM apartment positioned on the FIRST FLOOR of this exclusive development for the over 60's. The property is CLOSE TO THE LIFT and stairs from the communal entrance and the accommodation comprises of a hallway with a store cupboard, Sitting room, kitchen a SHOWER ROOM plus the DOUBLE BEDROOM.

**NORMAN F. BROWN**

Est. 1967



# 31 GREENDALE COURT

- Exclusive development for over 60's • First floor apartment • Double Bedroom • Close to Bedale town centre, Doctors & Leisure Centre • A1(M) Easily Accessible • Communal Gardens & Parking • Electric Heating • Attractive South Side Outlook • Enquire Today For Your Personal Viewing • Video Tour Available



## Description

Located across the hall from the lift and stair access from the communal entrance this excellent apartment opens into a hallway which has a useful store cupboard and doors to all rooms. The sitting room offers a spacious bright space which can accommodate dining and sitting room furniture and has a pleasant outlook to the South over the communal gardens via the Juliet Balcony. Off the sitting room is the kitchen which has a range of wall and base units, integral appliances including an electric oven and hob, fridge and freezer. There is also a stainless sink under a double glazed window looking out over the communal gardens.

The double bedroom has a fitted wardrobe with mirror fronted folding doors and has a range of hanging space and shelves. The shower room has a large step in shower with glazed screen and double opening doors, a low level WC and a washbasin set into a vanity unit. There is also an extractor fan, electric towel rail and mainly tiled walls.

The property is served by double glazed windows and modern electric panel radiators and has a range of communal facilities including:

Residents Lounge with kitchen facilities.

Guest Bedroom with Ensuite Shower Room

Laundry Room

## Refuse Room

There are attractive well stocked landscaped gardens surrounding the property for the use of the residents. There is on-site residents parking.

Greendale Court provides secure independent living for the over 60's. There are call points in every main room for direct contact with the House Manager and there is emergency 24 hour Careline cover.

## 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, Teesside International Airport and Leeds Bradford airport are both within an hour's drive away.

## General Notes

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Leasehold, although we have not verified this by sight of the Title Deeds.

Local Authority - Hambleton District Council

Tel: (01609) 779977

Council Tax Band – B

Lease Details – 125 years from 21/8/2005.

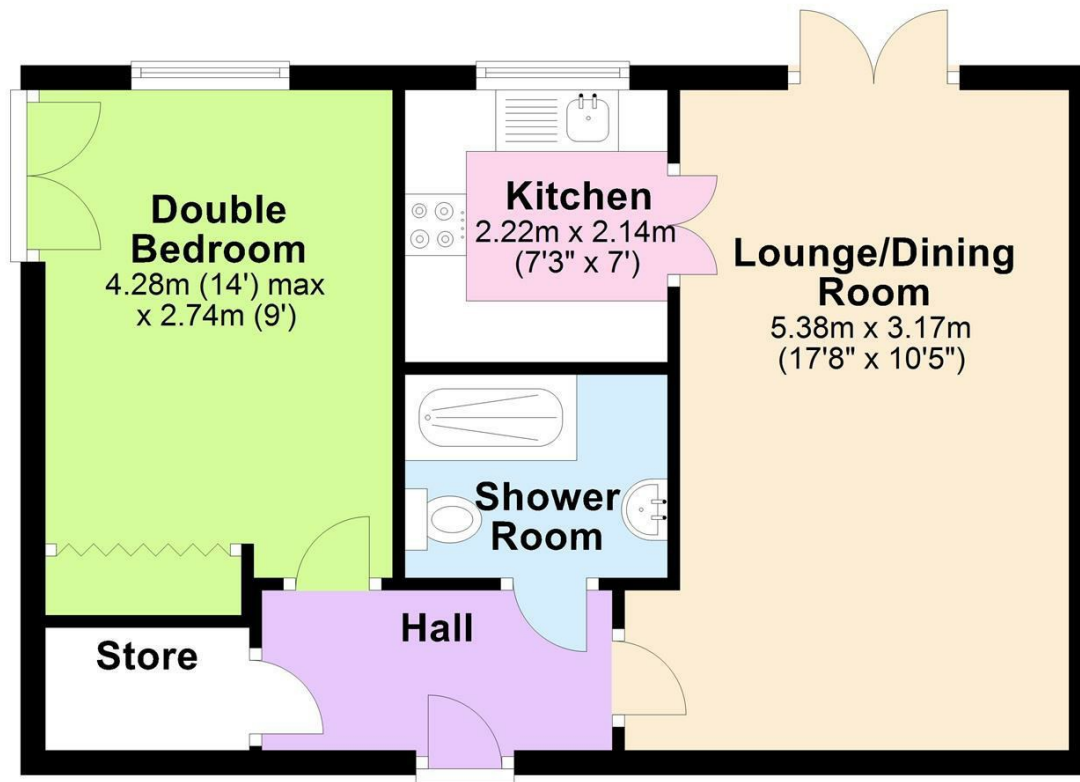
Service Charge – £3528.80pa (Feb 2025 -Feb 2026)

Ground Rent - £ 395pa

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## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	88
(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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