



## 2 THE VILLAS

NOSTERFIELD, BEDALE, DL8 2QY

**£295,000**  
**FREEHOLD**

A superb stylish two double bedroom mid terraced character home located in the village of Nosterfield, ideal for Bedale, Masham and Ripon with junction 50 of the A1(M) also close by. This attractive property benefits from two lovely garden areas, a great layout, oil fired heating and double glazing.

**NORMAN F. BROWN**

Est. 1967



## 2 THE VILLAS

• 2 Double Bedrooms • Mid Terraced Character Home • Great Layout • Converted Loft • 2 Great Garden Areas • Oil Fired Heating & Double Glazing • Ideal for Masham, Bedale, Ripon and the A1(M) • Village Location • Video Tour Available • Enquire Today For Your Onward Purchase



### Description

Located in a conveniently positioned and quiet village, this fantastic home offers a great layout with stylish accommodation, great gardens and is close to Bedale, Ripon, Masham and junction 50 of the A1(M).

The property opens into a hallway with a cosy and bright sitting room off to the front, having a log burning stove with clever storage built into the alcoves and timber double glazed windows. Also off the hall is the dining room which is open to the kitchen at the rear and is a great space for entertaining with room for a large dining table and chairs plus a sofa and another log burning stove provides a cosy feel. The kitchen is to the rear and opens to the courtyard garden and comprises of a range of shaker style wall and base units with a wood worktop over having tiled splashbacks and a one and a half bowl sink with a draining board. There are built in appliances including a four ring electric hob with an extractor hood over and a double electric oven under, with spaces for a tall fridge freezer, dishwasher and washing machine.

To the first floor are two double bedrooms and the house bathroom. Bedroom one is to the front and has an ornamental cast iron fireplace with a tiled hearth and built in double wardrobes with sliding doors. Bedroom two is another double to the rear, again with an ornamental cast iron fireplace and attractive views over open countryside beyond the garden. The house

bathroom is again spacious and stylish with a rolltop bath having fixed and handheld shower heads with a shower screen plus a low level W.C and a pedestal mounted washbasin. An airing cupboard provides storage and houses the hot water cylinder.

An attractive timber staircase with glass balustrades leads to the loft room which gives the property great extra space and is currently used as an at home office with attractive views to the rear over open countryside and clever storage built into the eaves.

To the rear, off the kitchen is a paved courtyard garden with a useful covered store and housing the oil tank. The space is again great for entertaining or for sitting out and enjoying the quiet country position. A gate leads to a gravelled rear path where there is space for storing bins and leads to the main garden.

The main garden has gated access with a gravelled path leading to a paved seating area overlooking a lawned garden with an inset tree, mature shrub borders and walled boundaries. The garden can also be accessed to the side of 1 the villas from the road.

### Location

Nosterfeld is situated on the fringe of the popular lower dales hamlet famed for the picturesque nature reserves; close proximity to the historic Thornborough Henges, and conveniently placed for

the nearby market towns of Ripon, Masham and Bedale whilst also enjoying easy access to the A1(M). The village has the obligatory village pub with shop and post office in nearby West Tanfield, and easy access to the yorkshire dales. The nearest primary school is in West Tanfeld and the village is in the catchment area of Bedale secondary school along with private schools such as Cundall Manor and St Mary's at Baldersby.

#### 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.

Parking: Unrestricted On Street Parking

Construction: Standard

Extensions/Additions: Loft has been converted but does not have building regulation approval to be used as a bedroom.

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Immersion Heater/Hot Water Cylinder

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

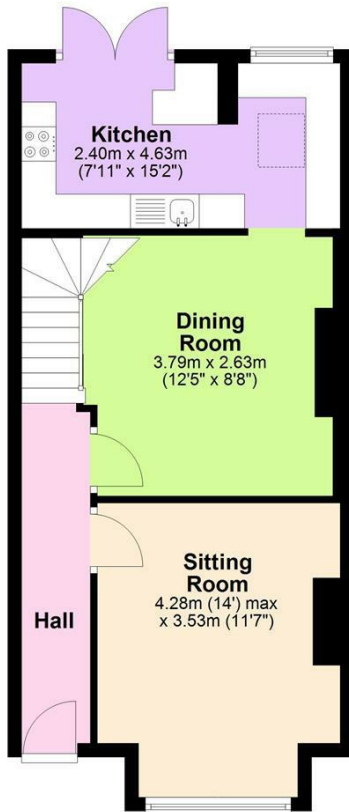
Restrictive Covenants: Not Known

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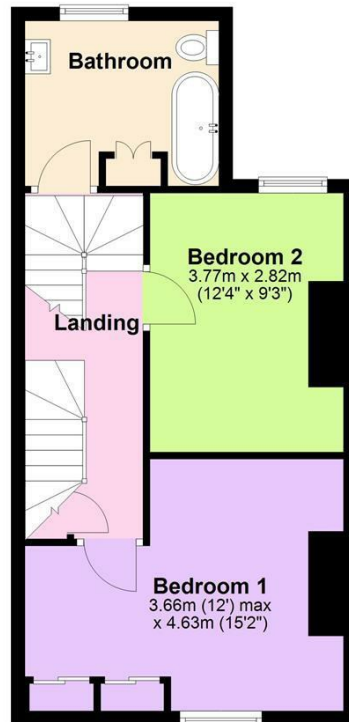
### Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



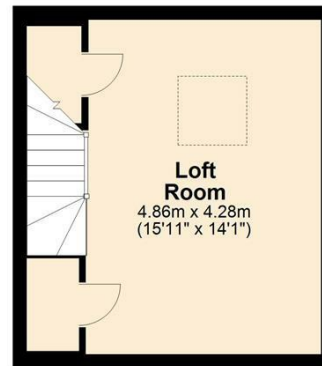
### First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)

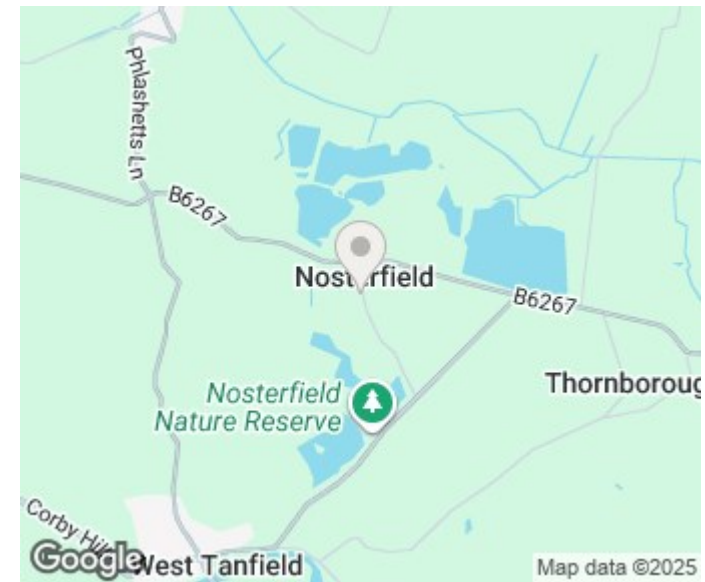


### Second Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 50                      |           |
| (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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