



29 SOUTH END

BEDALE, DL8 2BJ

£400,000
FREEHOLD

A character three double bedroom cottage located close to the Bedale Market Place and town centre. The property offers well presented accommodation with a great layout and a cosy feel with benefits including a stunning private rear garden that extends down to the path by Bedale Beck, off street parking, double glazing and a gas fired heating system.

NORMAN F. BROWN

Est. 1967

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- Three Double Bedrooms • Character Cottage • Superb Gardens • Off Street Parking • Gas Fired Heating & Double Glazing • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Lovely Layout Cosy Feel • Turn Key Home • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This character home is located conveniently close to the Bedale town centre and offers a great layout and lovely gardens, ideal for keen gardeners.

The property opens into a hallway with stairs to the first floor and leads into the living room which is spacious and cosy with character features and space for sofas in front of the log burning stove with a stone hearth. Next to the door to the kitchen there is a great entertaining space for a 6 person dining table and there is storage hidden away under the stairs too. The kitchen comprises of a range of shaker style wall and base units with a work surface over having tiled splashbacks and a one and a half bowl ceramic sink with a draining board having lovely views down the garden. There are spaces for an American style fridge freezer and a dishwasher plus a range style cooker (with gas and electric feeds) and an extractor hood over. A back door leads out to a paved patio area with a log store and a gardeners W.C and a door opens into a utility room which has stone flag flooring, wall and base cupboards for storage with a work surface and spaces under for a washing machine and tumble dryer. A passage way also leads to the front where there is access to the driveway, ideal for coming in after a muddy dog walk.

The first floor landing is bright and spacious with built in cupboards providing yet more storage and a loft hatch has a drop down ladder to the partly boarded loft. Bedroom one is an excellent double to the front with built in wardrobes having mirror fronted sliding doors. Bedroom two is also to the front and another good double with built in wardrobes. The family bathroom is spacious and includes a walk in shower enclosure with fixed and hand held shower heads

and a sliding screen door, plus a roll top bath, low level W.C and a pedestal mounted wash basin. Finally bedroom three is another good double bedroom also with fitted wardrobes and lovely views down the garden.

Outside

To the front is an attractive walled garden with an attractive lawned frontage having planted borders and a laurel hedge boundary plus a hard standing driveway providing off street parking.

The rear gardens are stunning with cleverly designed areas for all garden lovers. From the kitchen is a paved entertaining area with a lock up shed for storage and steps down to a well kept lawn with hedged and mature shrub borders. A gravelled path leads to a gate which opens to a further area which is paved and gravelled with a shed and a 'man cave or she shed' having power points and lighting ideal as a workshop, extra storage or another entertaining area. A paved path continues past an orchard to a veg patch with three raised beds for growing fruit and veg with again mature shrub borders. The path continues to a further area with an extra raised bed and a greenhouse complete with water butts overlooking a wild garden with a chicken coop. There is also gated access to the path by Bedale Beck at the bottom of the garden.

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 – D

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Extensions/Additions: Double Storey To The Rear. Planning Permission also allows for the removal of the gardeners W.C and a ground floor extension to the kitchen linking to the utility room.

Planning Permission Required Yes Granted Yes

Building regs Required Yes Certificate Yes

Conservation Area - Yes (Bedale)

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: Not Known

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

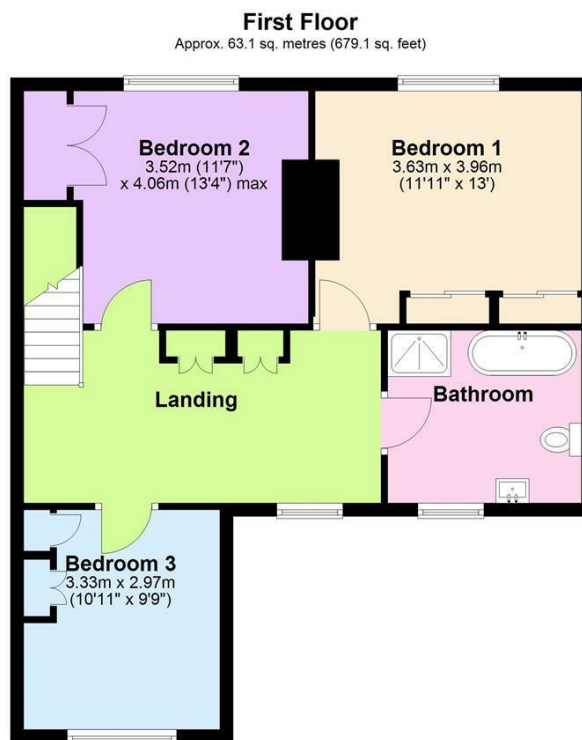
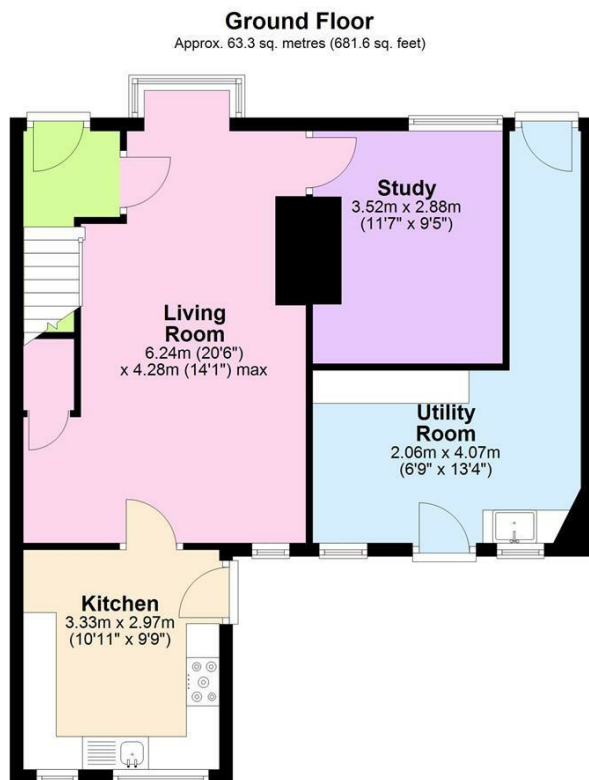
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1360.70 sq ft

Tenure – Freehold





Total area: approx. 126.4 sq. metres (1360.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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

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

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

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