



## 17 BERESFORD CLOSE

BEDALE, DL8 2UF

**£120,000**  
**FREEHOLD**

A superb opportunity to put your own stamp onto this one bedroom quarter house located in a quiet and popular area close to the Bedale town centre and ideal for the A1(M). The property benefits from a great layout, off street parking and a private enclosed garden.

**NORMAN F. BROWN**

Est. 1967



# 17 BERESFORD CLOSE

• One Bedroom • Quarter House • Off Street Parking • Rear Garden • Great Layout • Gas Fired Heating & Double Glazing • Close To Bedale Town Centre & The A1(M) • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This one bedroom quarter house is located in a quiet residential cul de sac close to the Bedale town centre. The property opens into the kitchen which has a range of wall and base units with a work surface over and a tiled splash back and a single sink with a draining board. There is a freestanding electric cooker with an extractor hood over and spaces for a fridge freezer and a washing machine. The kitchen is open to the living room which is a bright spacious room with sliding patio doors to the garden.

The first floor landing has access to the loft via a hatch and there are doors through to the bath room and double bedroom. The double bedroom has a built in airing cupboard and a wardrobe with sliding door fronts. Next to the bedroom is the bath room which comprises of a white three piece suite including a push flush w.c, pedestal mounted wash basin and a panelled bath with an electric shower over and a glazed screen.

Outside is a substantial tarmac driveway for off street parking and there is an enclosed private garden to the rear which has a paved patio seating area overlooking an artificial turf lawn making it easy to maintain, with planted flower bed borders and there is a garden shed for further storage, all enclosed by a fenced boundary.

## 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 – A

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

Construction: Standard

Conservation Area - No

List of conservation areas | North Yorkshire Council

Listed Building No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas

Water – Combi Boiler

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:

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

Restrictive Covenants: Unknown

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 17 BERESFORD CLOSE



## Ground Floor

Approx. 20.2 sq. metres (217.7 sq. feet)



## First Floor

Approx. 20.2 sq. metres (217.7 sq. feet)



Total area: approx. 40.4 sq. metres (435.3 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>90</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>71</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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