



**28 ASCOUGH WYND, AISKEW,
BEDALE, DL8 1AT**

**£260,000
FREEHOLD**

A spacious three double bedroomed town house with well presented accommodation over three floors located close to the Bedale town centre and ideal for the A1(M). The property benefits from a flexible layout that will suit a variety of lifestyles and with a private, south facing garden, off street parking and a garage store with a utility room.

NORMAN F. BROWN

Est. 1967

28 ASCOUGH WYND, AISKEW,

• Three Double Bedrooms • Townhouse • Off Street
Parking & Garage Store • South Facing Rear
Garden • Spacious & Bright Accommodation • Flexible
Layout • Close To Bedale Town Centre & Ideal For The
A1(M) • Gas Fired Heating & Double Glazing • Video
Tour Available • Enquire Today For Your Personal
Viewing



Description

This spacious home is in a great position for the Bedale town centre and provides a flexible layout over three floors.

The property opens into a hallway with a built-in coat cupboard, stairs to the first floor and there is a door to an internal store used as a pantry or utility room, and there is a useful W.C.

The dining kitchen is a great space for entertaining with space for a six person dining table and chairs and a door out to the South facing rear garden. The kitchen itself comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and half bowl sink with a draining board. There are built in appliances including a 4 ring Whirlpool gas hob with an electric Bosch oven and grill under and an extractor hood over and there are spaces for a tall fridge freezer, washing machine and dishwasher.

To the first floor is the spacious L shaped sitting room which provides another great space for entertaining or for cosy evenings with attractive views towards St Gregory's church in the town centre across the Wensleydale railway. Bedroom 2 is set to the first floor and is a great double bedroom with built in wardrobes having sliding doors and is situated next to the main house bathroom that comprises of a

panelled bath with shower over, a pedestal mounted washbasin and a push flush W.C.

To the second floor, the landing could be used as a study area and there is access to the loft space via a drop down loft ladder and is partially boarded.

The main bedroom is a great double with a bank of wardrobes and attractive views towards the town centre from the dormer window. The ensuite comprises of a step-in shower with glazed screen and sliding door, a pedestal mounted washbasin with and a low level WC and bedroom three is set to the rear and is another good double bedroom.

Outside

To the front there is a tarmac driveway providing off street parking leading to the garage store with a blocked paved frontage. The garage store has an up and over door and an internal door to the store.

To the rear the South facing garden has been designed with ease of maintenance in mind and is mainly gravelled with a paved patio area, raised mature planted borders with a range of flowers and shrubs. There are fenced and hedged boundaries, a garden tap and gated access for taking bins to the front across the back of number 26 Ascough Wynd.

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

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Hot water cylinder/Immersion Heater

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

AML Policy (When an offer is accepted):

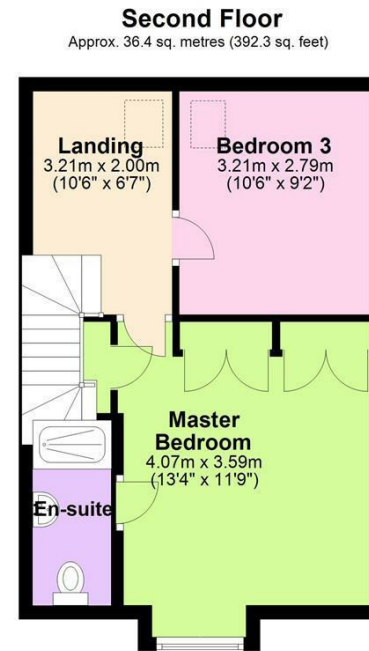
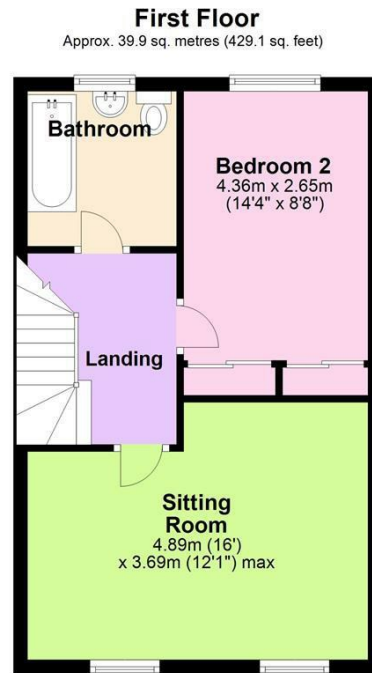
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

28 ASCOUGH WYND, AISKEW,





Total area: approx. 115.9 sq. metres (1248.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(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

NORMAN F.BROWN

Est. 1967