



## 9 INGS VIEW, AISKEW, BEDALE, DL8 1DP

**£250,000**  
**FREEHOLD**

A spacious two bedroom detached bungalow located in a quiet cul de sac close to Bedale town centre and ideal for the A1(M). The property is offered for sale with no onward chain and benefits from a great layout, a lovely large garden, gas fired heating plus off street parking and a garage.

**NORMAN F. BROWN**

Est. 1967



# 9 INGS VIEW, AISKEW,

• Two Double Bedrooms • Detached Bungalow • Lovely Large Garden • Off Street Parking & Detached Garage • Quiet Cul De Sac Position • Close To Bedale Town Centre & Ideal For The A1(M) • No Onward Chain • Great Layout • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This two double bedroom detached bungalow offers buyers a fantastic home set at the head of a quiet cul de sac, located close to Bedale town centre and with spacious and lovely gardens too.

Formerly a three bedroom detached bungalow, the layout has been altered to provide a useful utility room in place of a third bedroom.

The property opens at the side into the spacious breakfast kitchen which comprises of a range of wall and base units with a work surface over having a upstand and tiled splashbacks with a one and a half bowl sink and a draining board. There are built in appliances including a fridge, dishwasher, four ring gas hob with an extractor hood over and an eye level electric oven. There is also a breakfast bar and a door through to the sitting room and utility room. The utility room has a work surface with space under for the washing machine and a useful store cupboard with space for a tall fridge freezer and is also home to the combi boiler.

The living room is lovely and bright with a spacious feel with space for a large dining table and chairs plus typical sitting room furniture too, creating a great space for cosy evenings or entertaining. The inner hallway leads to the shower room and two double bedrooms and has a loft hatch. Bedroom one is an excellent double with built in wardrobes with a dressing table and French doors open with steps down into the lovely rear garden. Bedroom two is another good double with fitted wardrobes and the shower room comprises of a step in shower enclosure with a screen door plus a W.C and a pedestal mounted washbasin..

## Outside

There is an attractive lawned frontage with a substantial paved driveway to the side providing off street parking for multiple cars leading to a detached garage. The garage has a personal side door, lighting and power points, plus an up and over door. There is gated access to the large rear garden which has a paved seating area that extends across the rear of the bungalow looking out over a lawned garden with mature shrub borders and fenced boundaries with a garden shed providing further storage.

## 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 – C

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 – 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: 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):

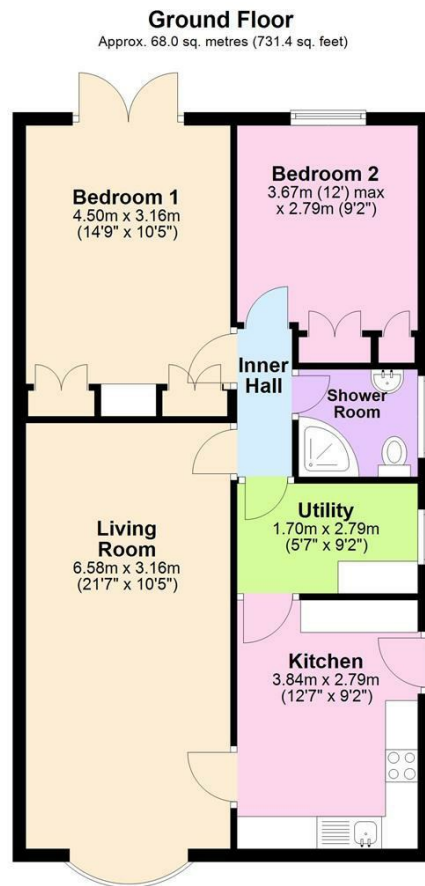
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

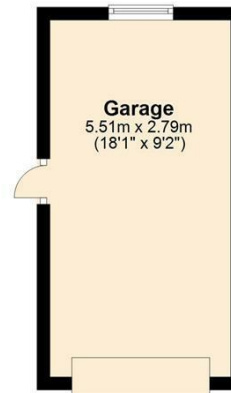
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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**Garage**  
Approx. 15.4 sq. metres (165.7 sq. feet)



Total area: approx. 83.4 sq. metres (897.2 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>                            |                            |           |
| (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<br>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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