



## 2 MEADOW GROVE

BEDALE, DL8 2BB

**£320,000**  
**FREEHOLD**

An excellent opportunity to purchase this extended four bedroom semi detached home that will suit a variety of lifestyles with its great layout and private garden, located in a convenient position for the Bedale town centre, schools and leisure centre. The property also benefits from off street parking, gas fired heating, double glazing and a large garden store.

**NORMAN F. BROWN**

Est. 1967



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• Four Bedrooms • Semi Detached Home • Spacious & Bright Accommodation • Great Flexible Layout • Off Street Parking & Large Garden Store • Gas Fired Heating & Double Glazing • Enclosed Rear Garden • Close To The Leisure Centre, Schools & Town Centre • Video Tour Available • Enquire Today For Your Personal Viewing



### The Property

This fantastic home offers spacious accommodation and a great flexible layout close to the Bedale town centre, schools and leisure centre.

The house opens into a central hallway which leads to the kitchen, sitting room and snug. The sitting room is a spacious and cosy room with an ornamental inglenook fire place and is open to the dining room. The dining room has space for a dining table and chairs and has French doors to the garden and could be knocked through to the kitchen to create a larger dining kitchen. The kitchen itself has a range of white wall and base units with a work surface over having a tiled splashback and a one and a half bowl sink with a view of the garden to the rear. The kitchen has a 5 ring gas hob with a stainless steel splashback, an electric oven under and an extractor hood over. There is an integrated dishwasher and a space for a tall fridge freezer too. A door leads off to the utility room where there is a further range of wall and base units with spaces for a washing machine and tumble dryer. Off the utility is a useful downstairs W.C, a passage to the garden store and a door through to the snug. The snug is another spacious room off the hall and utility and would also make a great dining room or playroom.

The first floor landing has a built in airing cupboard and access to the loft. The main bedroom is an excellent double bedroom with a fantastic ensuite comprising of a step in shower with screen and electric shower, a roll top bath with handheld shower over and a push flush W.C and a pedestal mounted washbasin. Bedrooms two and three are both excellent double bedrooms and bedroom four is a good size single with clever built in shelving and hanging space over the stair bulk head. The shower room has a contemporary style with a walk in shower having a screen and fixed and

handheld heads plus a washbasin set into a vanity unit and a push flush W.C.

Outside the front has a block paved driveway providing off street parking for multiple cars and an attractive lawned frontage with hedged boundary. a path to the side also leads to a bin store and a door into the garden store. The south west facing rear garden is a tranquil setting with paved seating areas looking over a lawn with flower and shrub borders all enclosed by Fenced boundaries. The garden store offers a 'garage size' space for storage with lighting, power points and a window plus a door to the garden and to the side of the house for access to bins.

### 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: Part Standard/ Part Non Standard (Timber Frame)

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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### ADDITIONAL INFORMATION

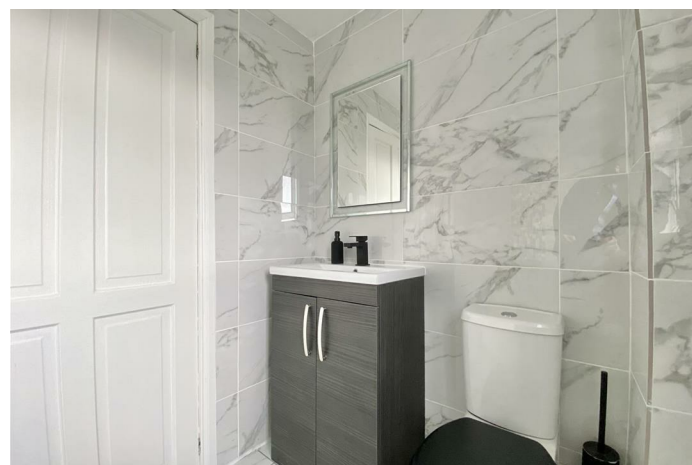
**Local Authority** – North Yorkshire County Council

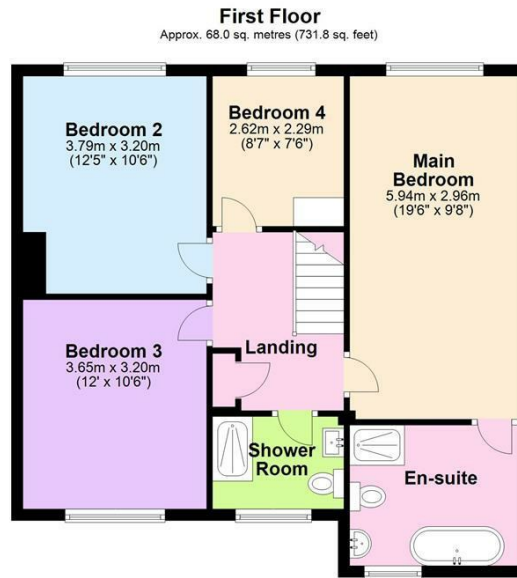
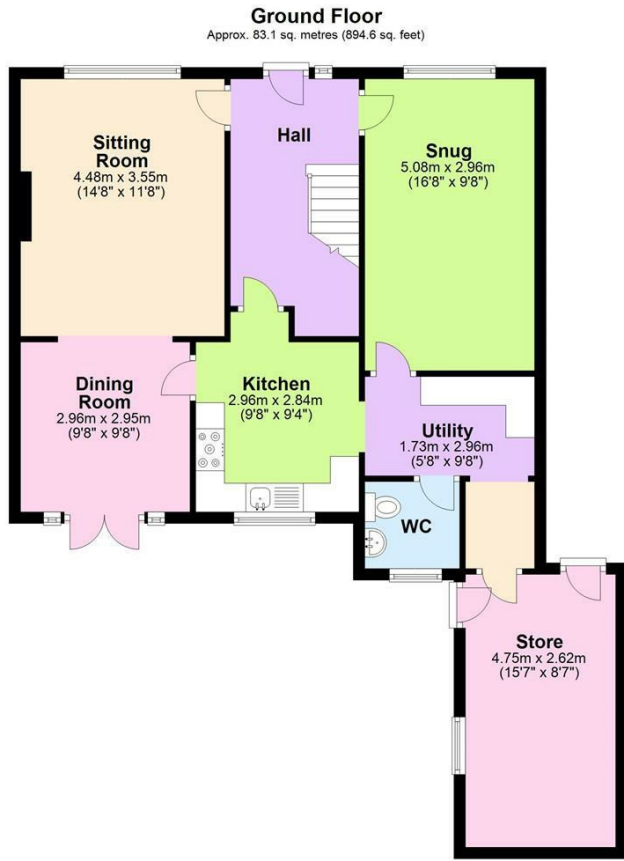
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1626.50 sq ft

**Tenure** – Freehold





Total area: approx. 151.1 sq. metres (1626.5 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>	77	81
(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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