

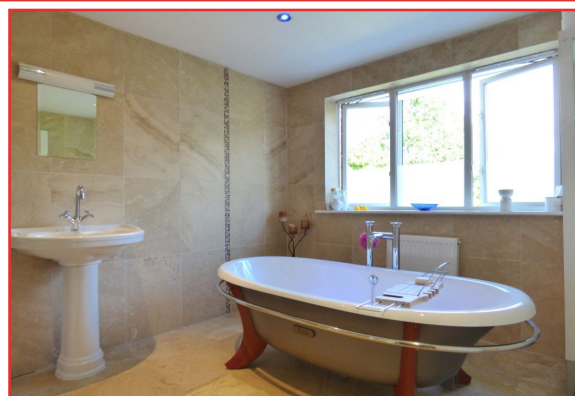


NORMAN F. BROWN



Chartered Surveyors • Estate Agents • Valuers

75 Stapleton Close, Bedale, North Yorkshire, DL8 2UA.



- * DESIRABLE 5 BEDROOMED DETACHED HOUSE * PLEASANT OPEN ASPECT TO FRONT AND REAR *
- * SITUATED ON POPULAR DEVELOPMENT HANDY FOR BEDALE TOWN CENTRE AND LOCAL SCHOOLS *
- * SPACIOUS EXTENDED FAMILY ACCOMMODATION * APPOINTED TO HIGH STANDARD THROUGHOUT *
- * Hall * Cloakroom/WC * Lounge * Dining Room * Conservatory * Kitchen/Breakfast Room with Utility Area *
- * 5 Bedrooms * Ensuite Shower Room * Family Bathroom/WC * uPVC Double Glazing * Gas Central Heating *
- * Double Driveway * Garage * Gardens front and rear * VIEWING HIGHLY RECOMMENDED *

Region Of £299,950

Est. 1967

6 Bridge Street, Bedale, North Yorkshire, DL8 2AD
 Tel: 01677 422282 Fax: 01677 424295
 E-mail: bedale@normanfbrown.co.uk



www.normanfbrown.co.uk

The Accommodation comprises:

Ground Floor

EXTERIOR ENTRANCE PORTICO

HALL

Panelled and double glazed front door with double glazed side panel. Oak laminate flooring, coving, fitted radiator, staircase to first floor with traditional spindles and small understairs cupboard. Doors to Cloakroom/ WC, Lounge, Dining Room and Kitchen/Breakfast Room.

CLOAKROOM/WC

Pedestal washbasin with tiled splashback, close coupled WC with hardwood seat, oak laminate flooring, fitted radiator, extractor fan. Door to Hall.

LOUNGE

19'6" x 11'7" (5.94m x 3.52m)(maximum). Measured into uPVC double glazed front bay window. Polished limestone fireplace with living flame gas fire inset, oak laminate flooring, coving, 2 fitted radiators, TV aerial point, light dimmer switches. Door to Hall.



DINING ROOM

13' x 9' (3.97m x 2.75m). Oak laminate flooring, coving, fitted radiator, light dimmer switch. Sliding double glazed doors to the Conservatory. Door to Hall.



CONSERVATORY

9'9" x 18'9" (2.97m x 5.72m). A uPVC double glazed Conservatory with vertical blinds to windows and doors. Power connected, TV aerial point. Sliding double glazed doors to Dining Room. uPVC double glazed French doors opening to the rear patio and garden.



KITCHEN/BREAKFAST ROOM

14'2" x 17'5" (4.32m x 5.30m)(maximum). 2 uPVC double glazed windows to rear. A comprehensive range of cream 'Shaker' style units comprising, one and a half bowl sink unit, range of base drawer and cupboard units with wood block effect work surfaces and tiled surrounds, breakfast bar, range of wall cupboards and shelves. Belling Countrychef range cooker with 2 ovens, grill, warming drawer and 8 ring gas hob, cooker hood with extractor and light, plumbing for dishwasher. Downlighting, oak laminate flooring, fitted radiator. Door to Hall.



UTILITY AREA (off the Kitchen)

Wood block effect work surface with tiled splashback, base cupboard, broom cupboard and 2 wall cupboards, all matching the Kitchen units. Plumbing for automatic washing machine, recess for dryer, extractor fan, tiled floor. Panelled and double glazed door to side.

75 Stapleton Close, Bedale, North Yorkshire, DL8 2UA.

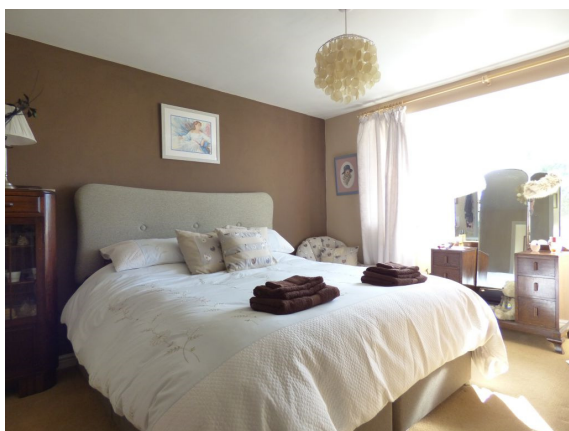
First Floor

A SPLIT STAIRCASE LEADS TO THE LANDINGS

uPVC double glazed window to side. Traditional spindles to staircase balustrade, fitted radiator, airing cupboard with shelves and lagged hot water cylinder with immersion heater, 2 access hatches to the loft spaces. Doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5 and Bathroom/WC.

BEDROOM 1

15'8" x 10'1" (4.77m x 3.06m)(maximum). Measured into uPVC double glazed front bay window. Fitted radiator, TV aerial point, telephone point. Doors to Landing and Ensuite Shower Room.



ENSUITE SHOWER ROOM

uPVC double glazed window to side. 3 piece white suite comprising, fully tiled shower cubicle with Aqualisa shower, pedestal washbasin with tiled splashback, close coupled WC. Fitted radiator, extractor fan. Door to Bedroom 1.

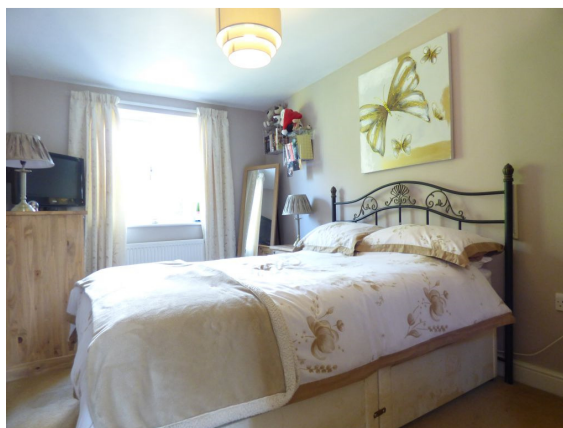
BEDROOM 2

11'8" x 9'3" (3.56m x 2.81m). uPVC double glazed window to rear. Fitted radiator. Door to Landing.



BEDROOM 3

13'2" x 8'2" (4.02m x 2.48m). uPVC double glazed window to rear. Fitted radiator. Door to Landing.



BEDROOM 4

13'4" x 8'2" (4.06m x 2.49m). uPVC double glazed window to front. Fitted radiator. Door to Landing.



BEDROOM 5

7'8" x 7'11" (2.33m x 2.42m). uPVC double glazed window to front. Fitted radiator. Door to Landing.

BATHROOM/WC

13' x 8'6" (3.96m x 2.60m)(maximum). uPVC double glazed window to rear. A white Victorian style 4 piece suite comprising, free standing roll top bath, walk-in shower cubicle with 2 chrome shower heads, pedestal washbasin with mirror and shaver light over, close coupled WC. Travertine tiled walls and floor, downlighting, extractor fan, chrome ladder radiator, fitted radiator. Door to Landing.



Outside

DOUBLE TARMAC DRIVEWAY

GARAGE

Up and over door. Power connected, gas central heating boiler.

GARDENS

Front

The front garden is laid mainly to lawn. A gated path leads down the side of the property to the rear garden. There is an outside tap to the pathway.

Rear

An attractive garden with stone paved patio, lawn, borders stocked with various flowers, perennials, shrubs and climbers. Gravelled paths and Timber Garden Shed.



GENERAL INFORMATION

Directions – From our Bedale Office proceed up Bridge Street turning left at the cross roads into South End. Proceed along South End turning last right into Iddison Drive, left into Stapleton Close and proceed along Stapleton Close. The property is situated on the left hand side.

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authority - Hambleton District Council
Tel: (01609) 779977

Property Reference – 37/44

Particulars Prepared – Amended October 2017

IMPORTANT NOTICE

The particulars have been produced in good faith, to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as general outline only for the guidance of intended purchasers, and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services and any appliances referred to have not been tested, and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property, without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

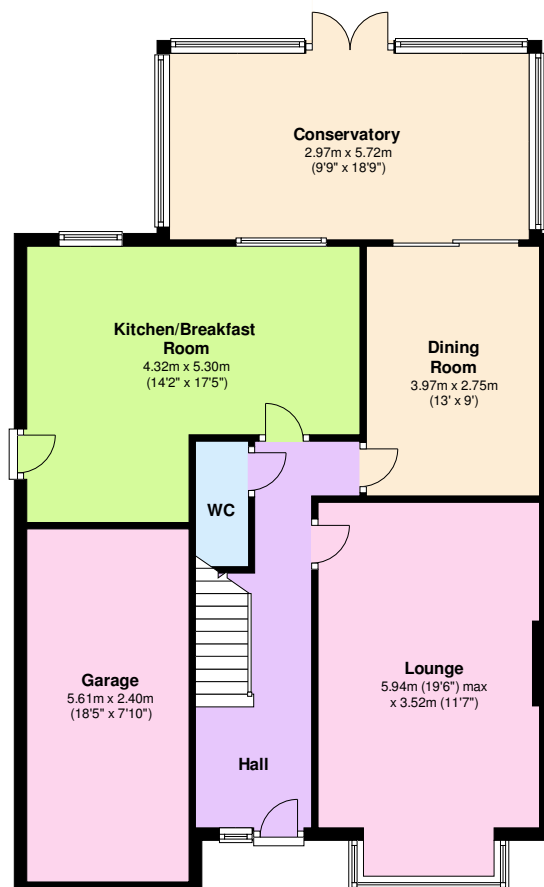
CALL TODAY TO ARRANGE YOUR APPOINTMENT.

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

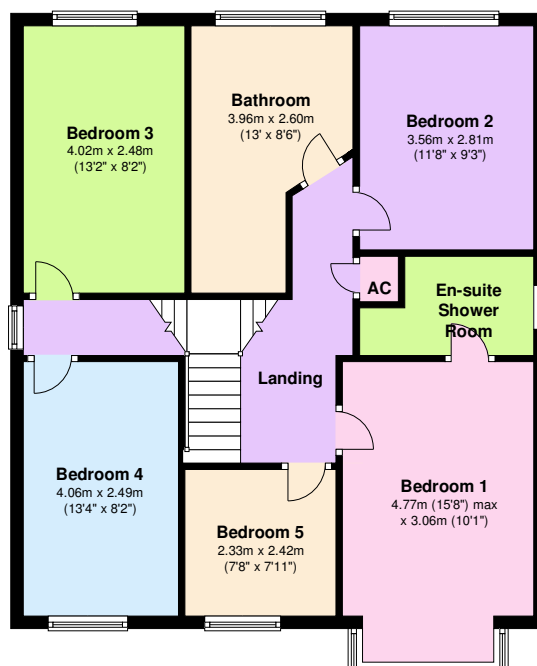
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor plans not to scale (for identification only)

Ground Floor



First Floor



Energy Performance Certificate



75, Stapleton Close, BEDALE, DL8 2UA

Dwelling type: Detached house
Date of assessment: 22 June 2017
Date of certificate: 22 June 2017

Reference number: 8753-7526-5410-6272-2928
Type of assessment: RdSAP, existing dwelling
Total floor area: 141 m²

Use this document to:

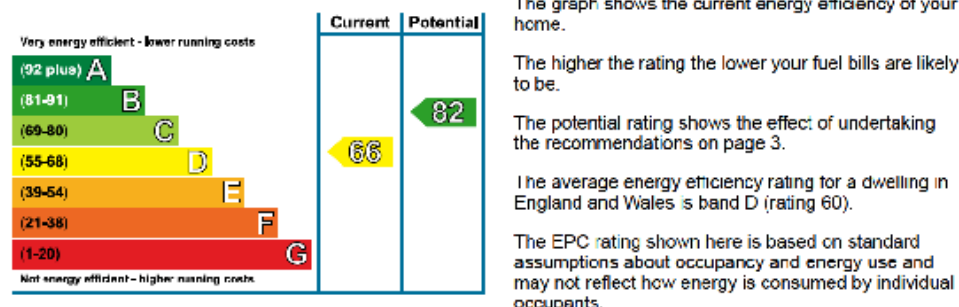
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,014
Over 3 years you could save	£ 1,044

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 246 over 3 years	
Heating	£ 3,024 over 3 years	£ 2,484 over 3 years	
Hot Water	£ 573 over 3 years	£ 240 over 3 years	
Totals	£ 4,014	£ 2,970	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (solid floor)	£4,000 - £8,000	£ 135	✓
2. Low energy lighting for all fixed outlets	£85	£ 138	
3. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 639	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

N185 Ravensworth 01670 713330

6 Bridge Street, Bedale
North Yorkshire DL8 2AD
Tel: (01677) 422282
Fax: (01677) 424295

14 Queens Road, Richmond
North Yorkshire DL10 4AG
Tel: (01748) 822473 / 822967
Fax: (01748) 824969

25 Market Place, Leyburn
North Yorkshire DL8 5AS
Tel: (01969) 622194
Fax: (01969) 622209