



11B MARKET PLACE BEDALE, DL8 1ED

£60,000
FREEHOLD

FOR SALE BY ONLINE LIVESTREAM AUCTION VIA OUR PARTNER AGENTS, AUCTION HOUSE NORTH EAST ON TUESDAY 23RD JULY 2024 AT 12NOON

For Sale as a Holiday Let is this cute stone built cottage has been tastefully fitted out with an open plan living area, double bedroom and shower room. Squirrelled away off the market place the property is ideally situated for the amenities of the town and as a base for exploring the Yorkshire Dales and is also close to Junction 51 of the A1(M).

NORMAN F. BROWN

Est. 1967

11B MARKET PLACE

- HOLIDAY LET - One Bedroom Stone Built • Nestled Away Off The Market Place • Quiet Town Centre Position • For Sale Furnished • Call Today For Your Personal Viewing • Turn Key Condition • Electric Heating & Double Glazing • Open Plan Living • Double Bedroom With En Suite • Excellent Condition



DESCRIPTION

This little stone built property is for sale as a Holiday Let opportunity, nestled away off an alley from the Bedale Market Place, so is conveniently positioned for the town centre and has a modern style.

The property opens into a hallway with an airing cupboard and nook for hanging coats and storing shoes. A door opens into the open plan living space (with two steps down into the room) where there is space for sofas and the fitted kitchenette which comprises of a modern range of white matt wall and base units with a work top over having a matching splashback. There is an inset sink, a freestanding electric cooker and an integral dishwasher plus space for a tall fridge freezer.

To the first floor is a double bedroom with freestanding wardrobes having a range of shelves and hanging space. the en suite has a step in shower with an electric shower and glazed screen and door plus a low level w.c and a pedestal mounted wash basin.

Agent Notes:

- 1) Parking permit for the market place can be applied for via Hambleton District Council
- 2) Due To The Square Footage Only Certain Lenders Will Lend On The Property.

3) Please note this property is classified as a Holiday Let and NOT a residential property.

LOCATION

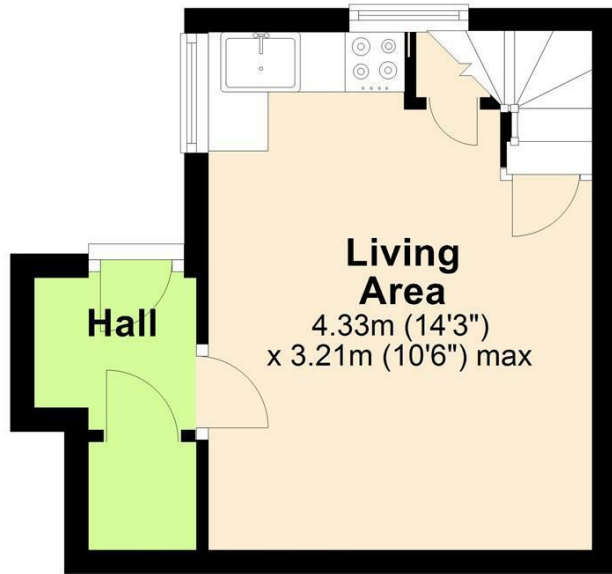
Located just off the Bedale town centre, there are amenities close by including schools, leisure centre, the golf club and is also just a 5 minute drive to junction 51 of the A1(M). Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as 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 A1(M) also just five minutes away, providing easy access to the national motorway network. Other transport links close by are bus stops for Northallerton, the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

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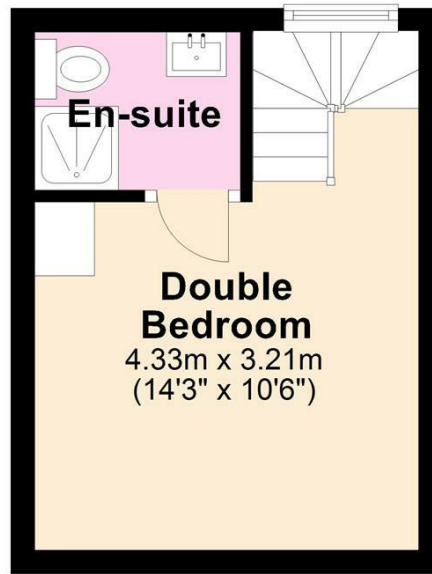
Ground Floor

Approx. 16.7 sq. metres (179.7 sq. feet)



First Floor

Approx. 13.9 sq. metres (149.8 sq. feet)



Total area: approx. 30.6 sq. metres (329.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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

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