



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

30 South End  
Bedale, DL8 2BN

**Offers in the region of £395,000**

House - Semi-Detached  
4 Bedroom/s  
2 Bathroom/s



A superb semi detached period family property providing beautifully presented and extended living accommodation. The property has been refurbished to a high specification and benefits from upvc double glazing, gas fired central heating and retaining a number of period style features. The accommodation includes a wonderful reception hall, spacious living room, dining room / family room with multi fuel burner and an open plan feel through to the large kitchen / dining room. The kitchen has integrated appliances including oven, hob and dishwasher. There is a separate utility room and a refurbished shower room / wc. To the first floor there is a master bedroom with a good range of fitted wardrobes, two further bedrooms and a refurbished family shower room / wc. On the second floor there is a large attic room which is currently used as a double bedroom. Externally there is a large private south west facing garden with patio and lawn.







- Superb semi detached period property with large south west facing rear garden
- Refurbished to a high specification and retaining many period style features
- Ground floor and first floor shower rooms
- Gas fired central heating and double glazing
- Planning permission granted for further ground floor extension
- Beautifully presented and extended living accommodation
- Two reception rooms and a large kitchen / dining room plus utility room
- Three bedrooms and a large attic room
- Large south west facing rear garden and patio
- Easy access to Bedale town centre

#### GENERAL INFORMATION

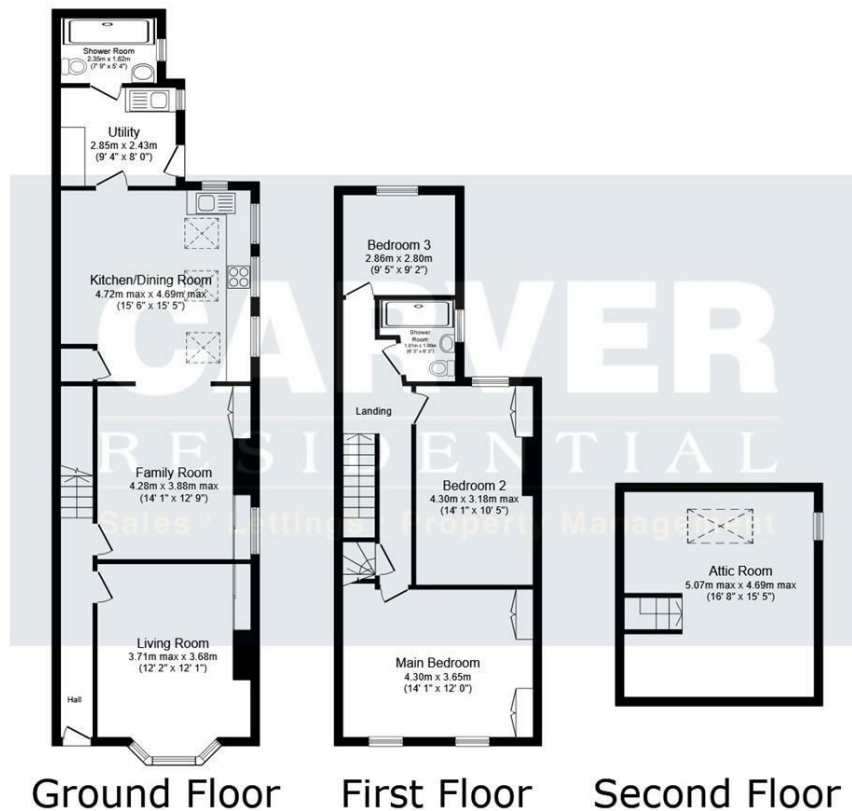
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band D

Planning permission granted for further ground floor extension -Ref ZB23/01459/FUL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
 Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington  
 County Durham, DL3 7AA  
 Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
 North Yorkshire, DL10 4QG  
 Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
 County Durham, DL5 4DJ  
 Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
 North Yorkshire, DL7 8LW  
 Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)