



## Wycar House 16 Wycar, Bedale DL8 1EP

**\*\* Beautiful Garden \*\***

A wonderful opportunity to purchase this great sized three bedroom semi detached house located in Bedale. Sitting on a very generous plot situated on one of the higher points in Bedale this property offers plenty of space and incredible views over the village and onto the country side. Bursting with potential this property consists of an entrance hall, cloakroom/w.c, dining room, living room and kitchen. To the first floor is three good sized bedrooms, a house bathroom and separate w.c Externally is some handy outside stores aswell as a good sized garage. With well established and raised gardens this property is perfect for quiet living and an exception outside social space. Viewings are highly recommended to appreciate the size, location and potential this property has to offer.

EPC Rating D - Council Tax Band E

**£325,000**

## LOCATION

Wycar house is located in Bedale. Bedale is a small but popular market town roughly 8 miles away from our Northallerton office. Bedale offers schools, shopping and leisure facilities associated with a market town including a golf course, swimming pool and gym. For the commuter there is access to the A1, A19 and arterial roads leading to the larger urbanization of Leeds, Teesside, Harrogate and York.

## DIRECTIONS

From the A1(M) take junction 51 and the A684 towards Bedale, turn left at the roundabout by Bedale Golf Club onto North End/B6285. Once in Bedale take the first right onto 'The Wynd' and continue up this road where the property will be located on your right hand side.

## ENTRANCE HALL/VERSATILE SPACE

11'4" x 7'11" (3.47 x 2.43 )

With a rear facing window with views of the garden and a radiator.

## CLOAKROOM/W.C

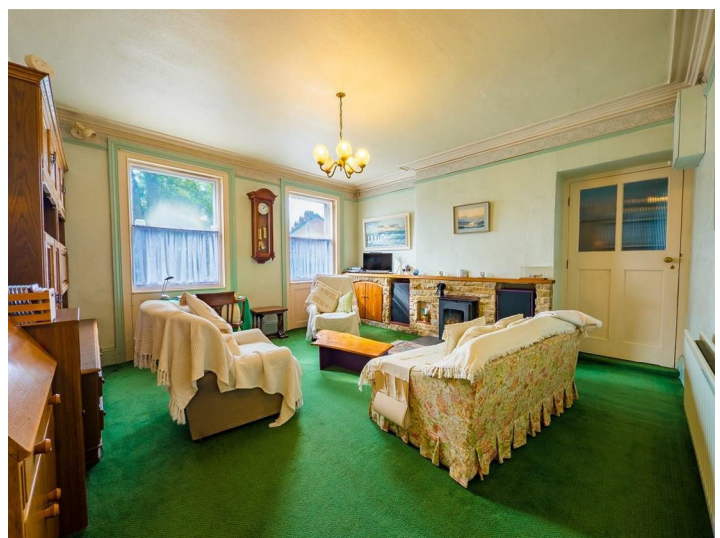
3'11" x 7'11" (1.21 x 2.43)

With a front facing window, low level w.c, plumbing for a washing machine, vanity sink unit and a radiator.

## LIVING ROOM

15'0" x 14'6" (4.59 x 4.44)

With two front facing windows with unique manual timber shutters giving complete blackout coverage and multi fuel burner and a radiator.



### DINING ROOM

13'0" x 12'2" (3.98 x 3.71)

With a front facing bay window with manual Georgian shutters covering all bay windows, fireplace and a radiator.



### KITCHEN

10'11" x 14'7" (3.34 x 4.47)

With side and rear facing windows with a view of the garden, rear facing door, stainless steel sink and drainer, plumbing for a dishwasher, electric hob, double oven, a range of wall, draw and floor units, tiled splashback and a radiator.

### FIRST FLOOR

**BEDROOM ONE**

16'2" x 15'1" (4.93 x 4.61)

With two front facing windows, a double radiator and side facing patio doors with access to large conservatory.



### BEDROOM TWO

13'0" x 11'11" (3.98 x 3.64)

With a front facing window and integrated floor to ceiling storage cupboard. Comfortably fits a double and a single bed as well as additional furniture.



### BEDROOM THREE

10'9" x 9'6" (3.29 x 2.90)

With a rear facing window, storage cupboard with hot water tank and a radiator.

### CONSERVATORY

Timber framed with windows surrounding and side facing doors for access to a very private elevated garden.

### W.C

6'2" x 2'9" (1.88 x 0.85)

With a rear facing window, low level w.c and a wash hand basin.

### HOUSE BATHROOM

7'1" x 4'8" (2.16 x 1.43)

With a rear facing window, panelled bath with shower over, pedestal wash hand basin, storage cupboard and a radiator.



LOFT

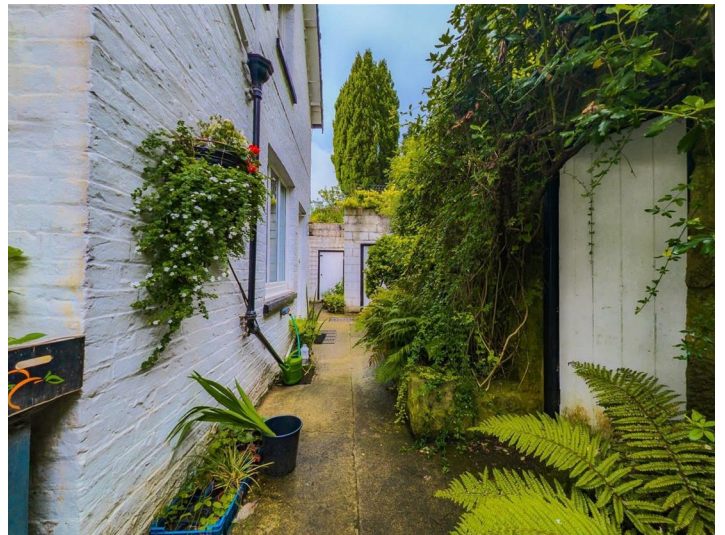
With two side facing windows, lighting, numerous power sockets, built in eve storage and a separate cupboard with hanging clothes rail.



GARDENS



EXTERNALLY





## CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

## PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

### MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** YES

**PARKING ARRANGEMENTS:** Off road parking

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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