



Angleham

Bedale Road, Newton Le Willows



Robin Jessop

Angleham

Bedale Road, Newton Le Willows, Bedale, DL8 1SF

An Attractive 3-Bedroom Detached Bungalow Requiring Further Modernisation

- Three-Bedroom Detached Bungalow
- Far Reaching Views to The Rear
- Spacious Living Accommodation
- Rear Garden, Garage and Off-Street Parking
- Viewing By Appointment Only
- Guide Price Offers in region of £250,000

SITUATION

Bedale 4 miles. Leyburn 7 miles. Masham 6 miles. Richmond 11 miles. A1 Interchange 5 miles. Teesside 35 miles (all distances are approximate).

The property is attractively situated in the picturesque rural village of Newton Le Willows. Angleham stands well on a good-sized plot.

It is well placed in relation to the market towns of Bedale, Leyburn, Northallerton and Masham. The close proximity of the A1(M) means that the larger centres of York, Leeds and Darlington are all within reasonable commuting distance.

DESCRIPTION

Angleham comprises an attractive and spacious 3-bedroom bungalow which has been partially modernised by the present owner including a new boiler and bathroom in 2019. It is a timber framed property. The property sits in an elevated position in the village of Newton Le Willows.

There is further scope to modernise the living accommodation providing a blank canvas for any potential purchaser to put their own stamp on the property.

ACCOMMODATION

(See Floorplan)

Entrance Hall

Door to Outside. Radiator. Boiler. Fitted Cupboard. Coving.

W.C.

Partially Tiled. Radiator. Fitted Cupboard. Washbasin. W.C. Coving.

Living Room/Dining Room

Radiator x 3. Door to Front Garden. Coving.

Kitchen

Radiator. Fitted Floor and Wall Units with Integrated Hob, Oven and Extractor Fan. Sink. Door to Outside. Coving.

Inner Hall

Radiator. Loft Access.

Bedroom 3

Single. Radiator. Fitted Wardrobe. Coving.

Bedroom 1

Double. Radiator. Coving. Fitted Wardrobes.

Bedroom 2

Double. Radiator. Coving. Fitted Wardrobes.

Bathroom

Bath with Shower Above. W.C. Washbasin within Fitted Unit. Partially Tiled. Radiator.

OUTSIDE

The property is complemented externally by a good-sized rear garden with views overlooking open countryside. To the front of the property there is a small front garden that is bordered by a large hedge.

There is ample parking for several vehicles. The property is complemented by a single garage to the rear of the property.

GENERAL REMARKS AND STIPULATIONS

VIEWING

Strictly by appointment with Robin Jessop Ltd – (01677) 425950.

TENURE

The property is Freehold and Vacant Possession will be given upon completion. The title is registered with the Land Registry under title number NYK450900.

SERVICES

Mains Electricity. Mains Water. Mains Drainage. LPG Gas Central Heating.

COUNCIL TAX

Band E.

BOUNDARIES

The Vendors will only sell such interest (if any) as they have in the boundary fences, ditches, walls and hedges and other boundaries separating this property from other properties not belonging to them.

EASEMENTS, RIGHTS OF WAY, WAYLEAVES AND RESTRICTED COVENANTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants, existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

METHOD OF SALE

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion. If after viewing the property you are seriously interested, then please register your interest, so that we can keep you informed of how we intend to conclude the sale.

OFFERS

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing.

FIXTURES AND FITTINGS

Only those fixtures and fittings specifically referred to in these particulars are included in the sale.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

MONEY LAUNDERING REGULATIONS

Prospective purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in regulation to Money Laundering Regulations. One being photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address. This will need to be provided personally in our office where we can take copies of both this and proof of funds which we also require to comply with Money Laundering Regulations.

ASBESTOS

With regards to any asbestos on the property, a detailed survey has not been carried out. It is understood that the roof tiles are likely to be asbestos cement tiles and the garage is likely to be asbestos roofing sheets. Quotes are currently being obtained for the works. On completion of the sale, it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.

USEFUL ADDRESSES

LOCAL AUTHORITY

North Yorkshire Council, Civic Centre, Stone Cross, Northallerton DL6 2UU – 01609 779977.

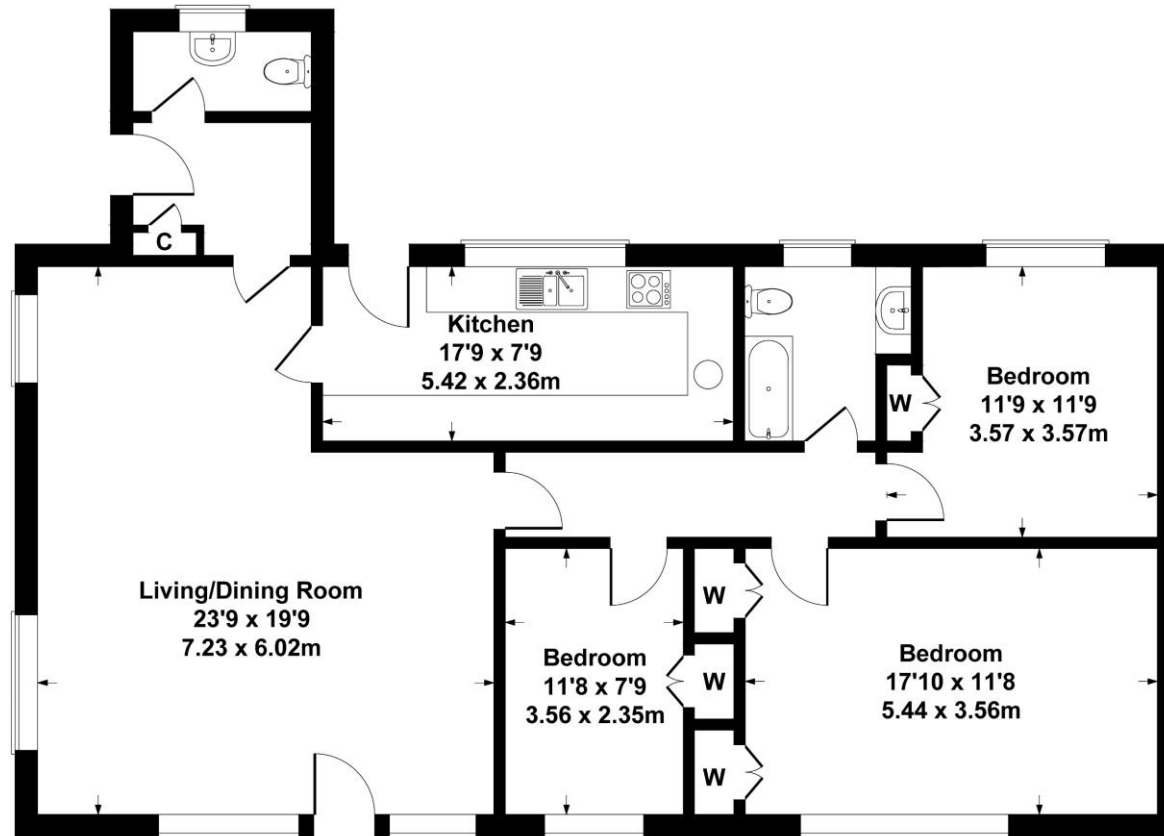
VENDORS SOLICITORS

Messrs Scott Wrights Ltd, 34 Market Place, Leyburn, North Yorkshire, DL8 5AP. Acting Solicitor: Mr John Barker; Tel: 01969 622227



Angleham, Newton Le Willows

Approximate gross internal area
114 sq m - 1227 sq ft

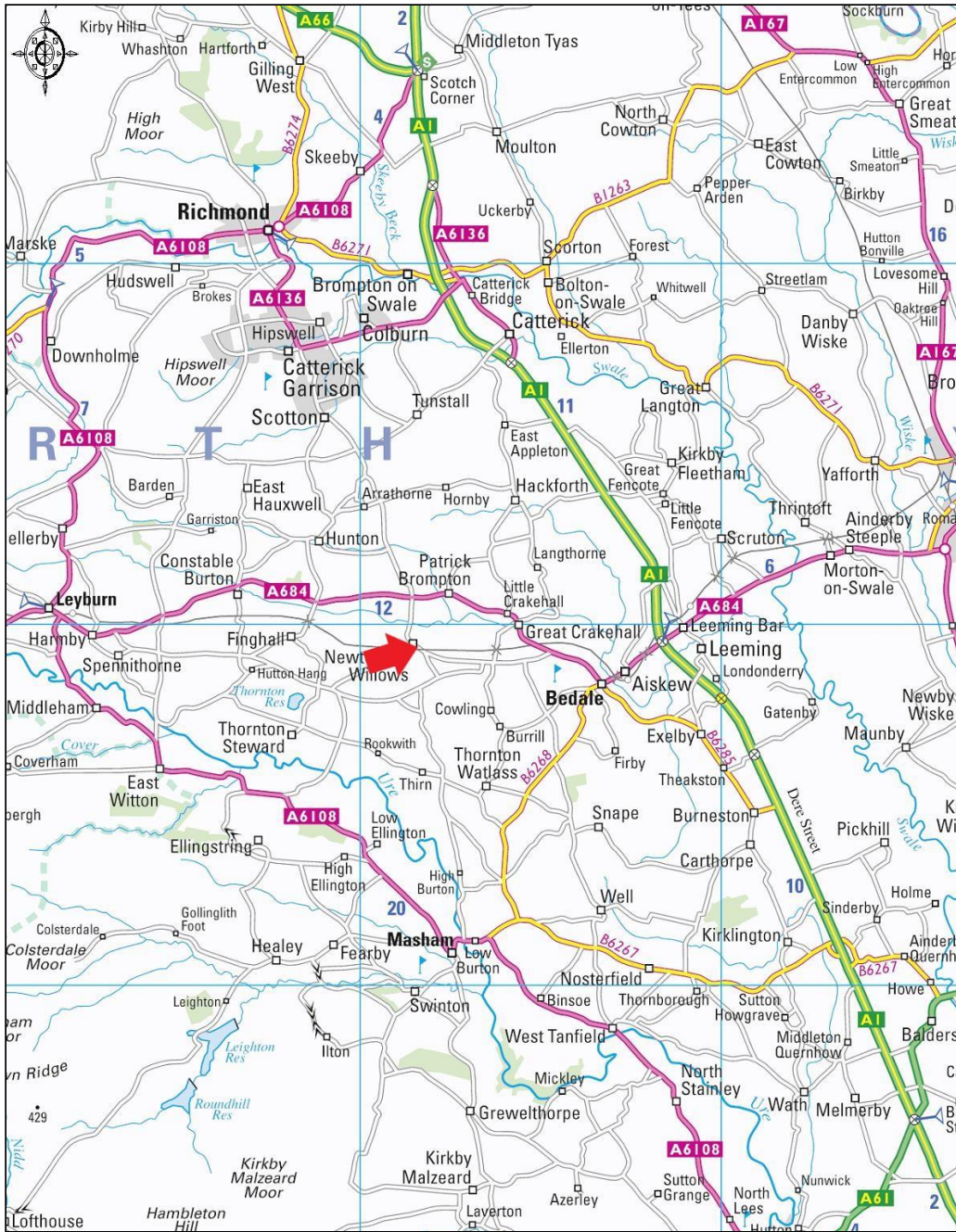


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		50
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023





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