



63 South End

Bedale, North Yorkshire, DL8 2DG



Robin Jessop

A UNIQUE AND RARE OPPORTUNITY TO PURCHASE A FAMILY HOUSE WITH ONSITE BUSINESS POTENTIAL.

- Four Double Bedrooms
- Large Workshop, Garage and Courtyard
- On Site Business Potential
- No Onward Chain
- Popular Rural Town
- Off Street Parking
- Guide Price: £425,000

SITUATION

Leeming Bar A1(M) Interchange 2 miles, Northallerton 7 miles, Teesside 30 miles, Harrogate 30 miles, Leeds 50 miles (all distances are approximate).

63 South End is nicely set back off the main road through Bedale and located 240 metres from the end of the high street. Bedale is a thriving market town which benefits from a number of amenities including shops, cafes, restaurants, St Gregory's Church and local schools. The property is also within easy reach of Northallerton which offers a wider range of shops, amenities and facilities including a train station with regular services to London Kings Cross from Northallerton.

The property is within close proximity to the A1(M) bringing the larger centres such as Newcastle, Leeds, Teesside and York into a commutable distance.

DESCRIPTION

63 South End offers a unique opportunity to purchase a fantastic family home in a popular rural town and also offers potential to use the outbuildings to run a number of different businesses.

The house comprises a large detached family home which is entered using the entrance porch, which leads to the spacious living room with gas fire and stone fireplace. The living room then leads to the dining room which flows into the kitchen through a feature stone archway. Combined, these rooms offer a spacious area for entertaining which could be further opened up to provide a modern style kitchen diner or reconfigured to provide a separate kitchen and dining room. From the kitchen you are able to access the rear



porch and the utility with W.C. The ground floor also offers access to the lean to store from the utility.

The first floor is accessed from stairs in the living room and leads to the landing which provides access to the four generous double bedrooms and family bathroom.

Externally, the rear of the property features a large walled and gated concrete yard which can be either accessed from the rear of the property or via the double gates off the public highway. The rear of the property features a workshop (11.36m x 5.26m) with inspection pit and a double garage (5.26m x 8.26m). The workshop does have a three phase electric supply which requires connecting. The front of the property benefits from an attractive lawned garden with mature bushes and shrub, tarmac area providing space two vehicles and access to the rear yard.

The property would benefit from modernisation, offering a potential purchaser a blank canvas to create a family home. It also presents an equally unique opportunity to convert the useful outbuildings to further residential accommodation or run a business from the property.

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

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

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. 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.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///richest.shuttered.overdone

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.



TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity. Mains water. Mains Drainage. Gas Fired Central Heating

LOCAL AUTHORITY

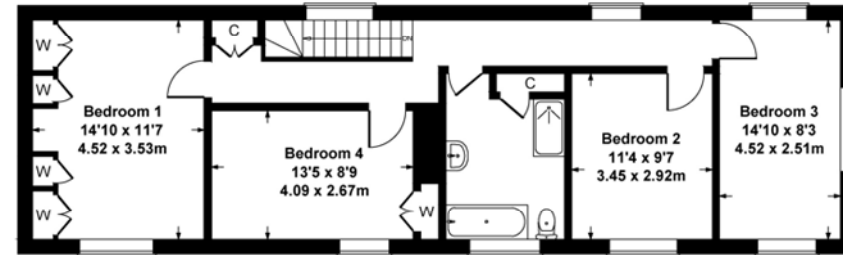
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



63 South End, Bedale

Approximate gross internal area 285 sq m - 3070 sq ft
(Including Outbuilding)

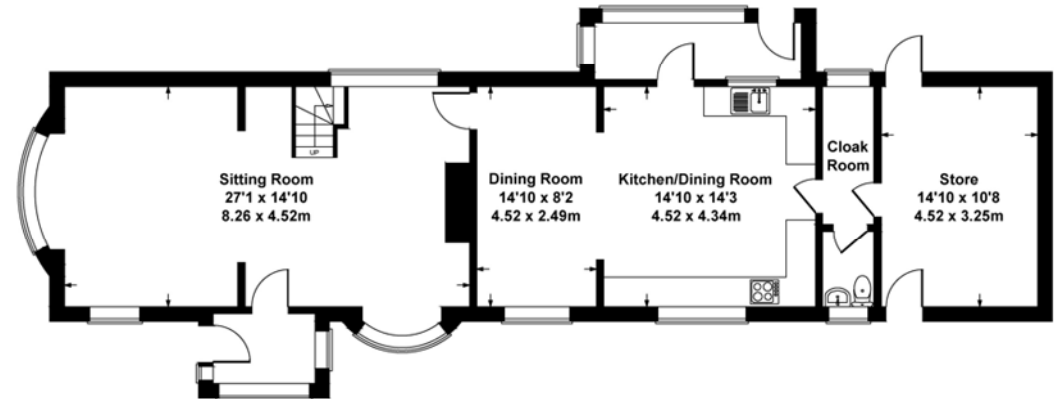
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

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. 2024

Robin Jessop Ltd
 info@robinjessop.co.uk
 01969 622800
 01677 425950
 www.robinjessop.co.uk

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