



# Bridge Cottage

The Bridge, Bedale, North Yorkshire, DL8 1AN



Robin Jessop



# A TRADITIONAL SEMI-DETACHED COTTAGE SITUATED WITHIN WALKING DISTANCE OF BEDALE HIGH STREET

- Semi-detached Cottage
- Two Double Bedrooms
- Updating Required Throughout
- Close to Bedale High Street
- Accessible Location
- Front & Rear Gardens
- Off Road Parking
- Guide Price: Offers in Excess of £150,000

## SITUATION

Bedale High Street 0.5 Miles. Leeming Bar A1(M) Interchange 2 miles, Northallerton 7 miles, Teesside 30 miles, Harrogate 30 miles, Leeds 50 miles (all distances are approximate).

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

## DESCRIPTION

Bridge Cottage is a traditional semi-detached cottage situated within walking distance of Bedale High Street, close to Bedale Beck and the Wensleydale Railway. The property does require refurbishment throughout, however it is understood that the roof has been redone in recent years.

The accommodation comprises a good sized kitchen diner, a living room with gas fire with back boiler and a front lobby with stairs which lead up to the first floor. To the first floor there are two double bedrooms, and a house bathroom.





Externally the property is complemented by a mature front garden and low maintenance garden to the rear which includes a storage shed and parking for 2 cars.

The property will appeal to a number of different buyers, from those looking for an investment property or those looking to downsize.

#### GENERAL REMARKS & STIPULATIONS

##### 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

**///baguette.moisture.shortage**

##### FIXTURES & FITTINGS

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

##### TENURE

Freehold with vacant possession.

##### AGENT NOTE

Please note the property has a flying freehold shown on the area shaded blue. Further details are available upon request.

##### COUNCIL TAX

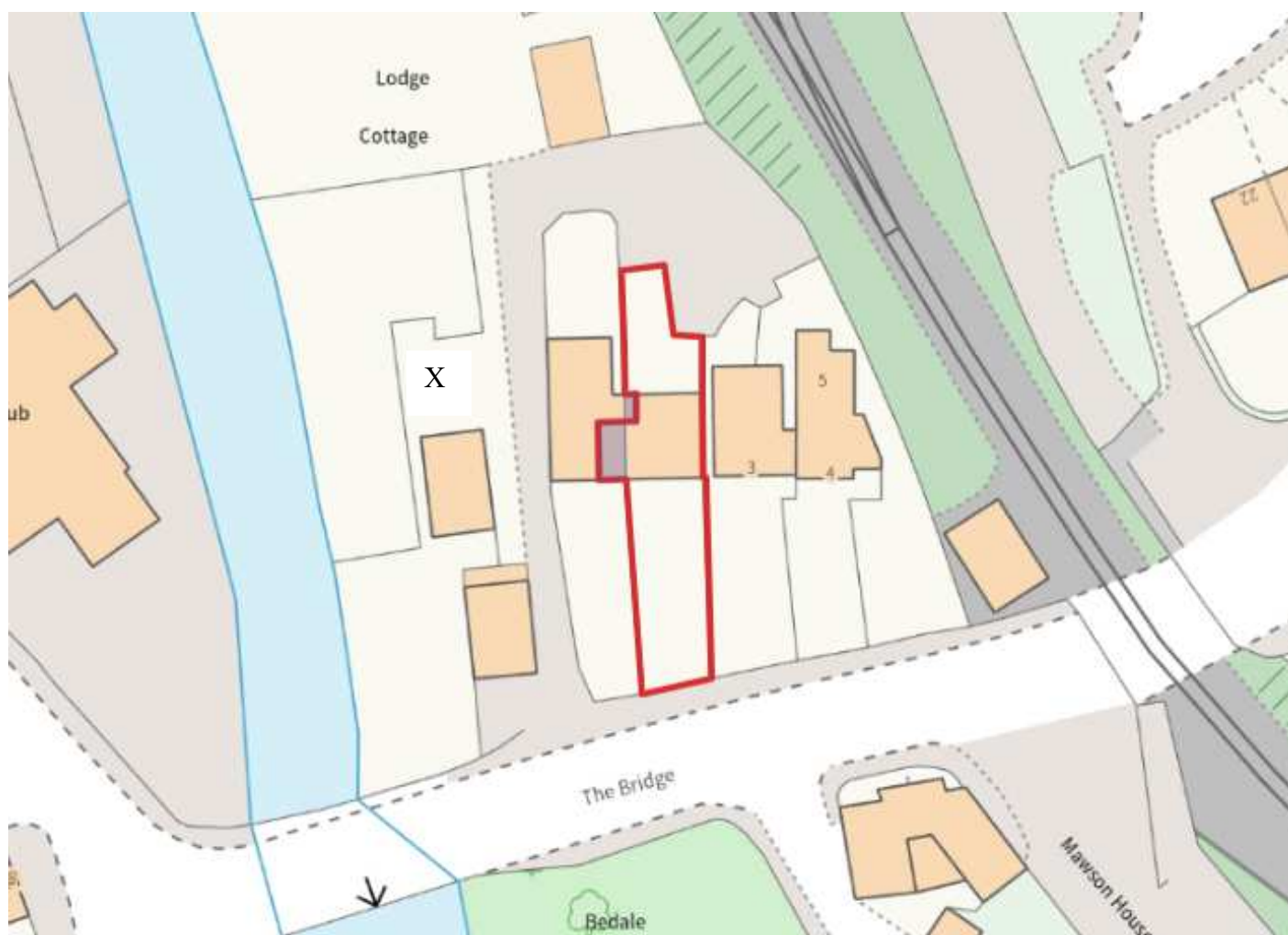
Band B.

##### SERVICES

Mains electricity. Mains water. Gas central heating, via a back boiler. Drainage – shared septic tank shown marked X on the plan. The Purchaser would be responsible for a third of the cost of maintenance.

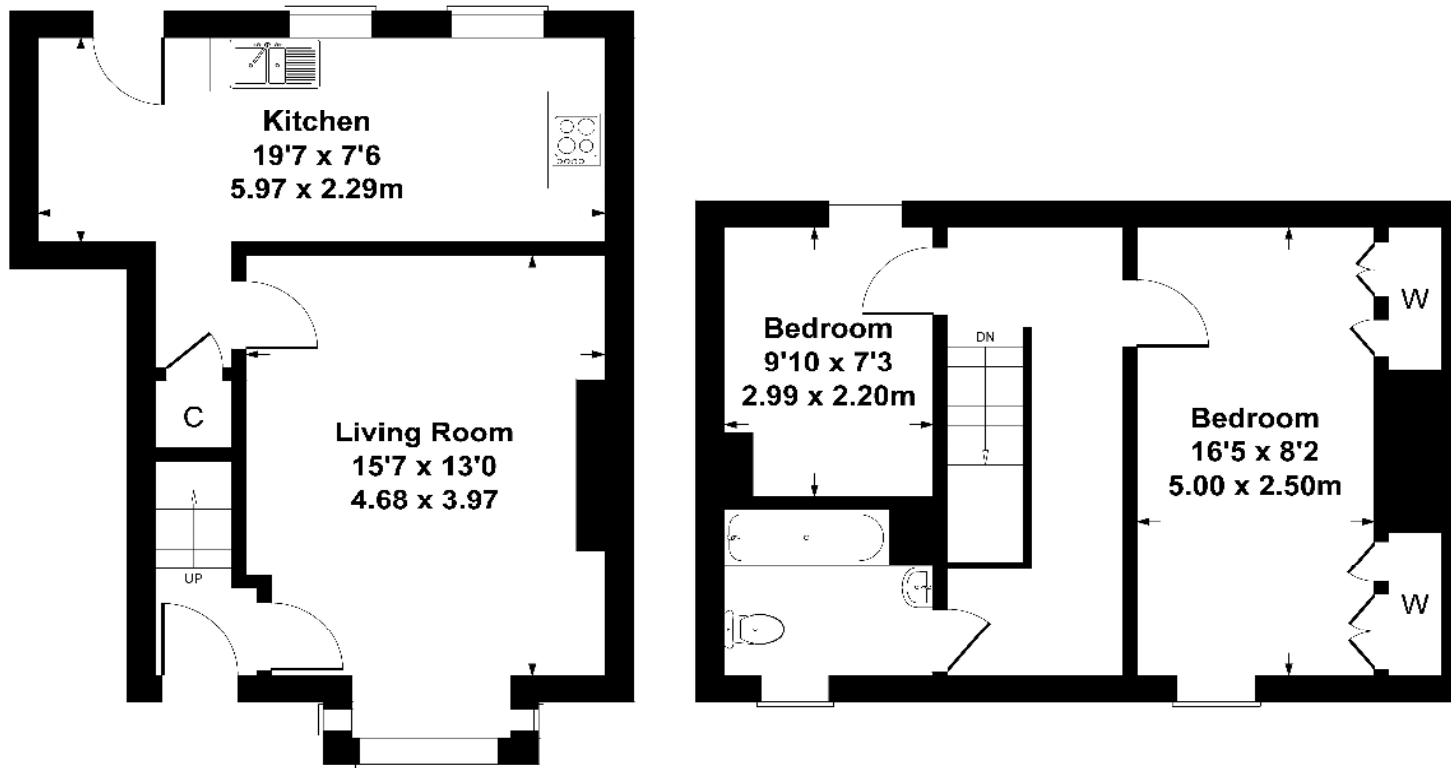
##### LOCAL AUTHORITY

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



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Approximate gross internal area  
75 sq m - 807 sq ft



**GROUND FLOOR**

**FIRST 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	