



9 Robin Way

Aiskew, Bedale, DL8 1FY



RobinJessop

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A Very Desirable Three Bedroom House in Close Proximity to the Market Town of Bedale.

- Beautifully Appointed Semi-Detached House
- Spacious Accommodation
- Rear Garden
- Three Double Bedrooms
- Off Street Parking
- Superbly Located on the Edge of Bedale
- Local Transport Links
- Viewing By Appointment Only
- Guide Price: Offers In Excess Of £250,000

SITUATION

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

9 Robin Way is situated in the popular and reasonably newly built estate of Beaumont Gate and only a short walk from Bedale Town. 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

The property comprises a very desirable three-bedroom semi-detached house. The property was built in 2021 and benefits from NHBC warranties. It is superbly located on the edge of Bedale with a very pleasant social garden and off-street parking, which is able to accommodate two vehicles.

9 Robin Way has been very well maintained, and is complemented by a range of high-quality fixtures and fittings throughout. It has also been constructed in modern and energy efficient way.

The property will appeal to a number of buyers from those looking for a first home, looking to downside or to be used as a family home.

ACCOMMODATION

Internally, the property offers spacious accommodation which is entered into via a well-proportioned hallway, from which leads both upstairs and into the living room. The living room benefits from a light and modern accommodation. It further leads to a contemporary kitchen diner with French doors to the garden and integrated appliances. The kitchen is further complimented by a large W.C.

The first floor of the property is accessed by the stairs in the entrance hall which leads to the three double bedroom. The master bedroom benefits from an ensuite. Further to the bedrooms the first floor accommodation is finished off by the very well-presented family bathroom.

Externally, the property features off-road parking at the front, with further parking available on the roadside. The rear of the property is made up of a lawned garden,

timber shed and patio area which is well placed to enjoy the afternoon sun.

GENERAL REMARKS AND STIPULATIONS

VIEWING

Viewings are strictly by appointment only with either with Robin Jessop Ltd (01677) 425950.

OFFERS

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

METHOD OF SALE

The property is being offered for sale initially by Private Treaty. If after viewing the property you are seriously interested in purchasing the property then please kindly record your interest Mitchell Corney BSc (Hons) MRICS FAAV as soon as possible and preferably in writing thus enabling us to keep you fully informed as to how we propose to conclude 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 accordance with 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.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

FIXTURES AND FITTINGS

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

TENURE

Freehold with Vacant Possession upon completion.

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. [///seatbelt.edgy.added](http://seatbelt.edgy.added)

SERVICES

Mains Electricity. Mains Water. Mains Drainage. Mains Gas.

COUNCIL TAX

Band C.

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.

ENERGY PERFORMANCE CERTIFICATE

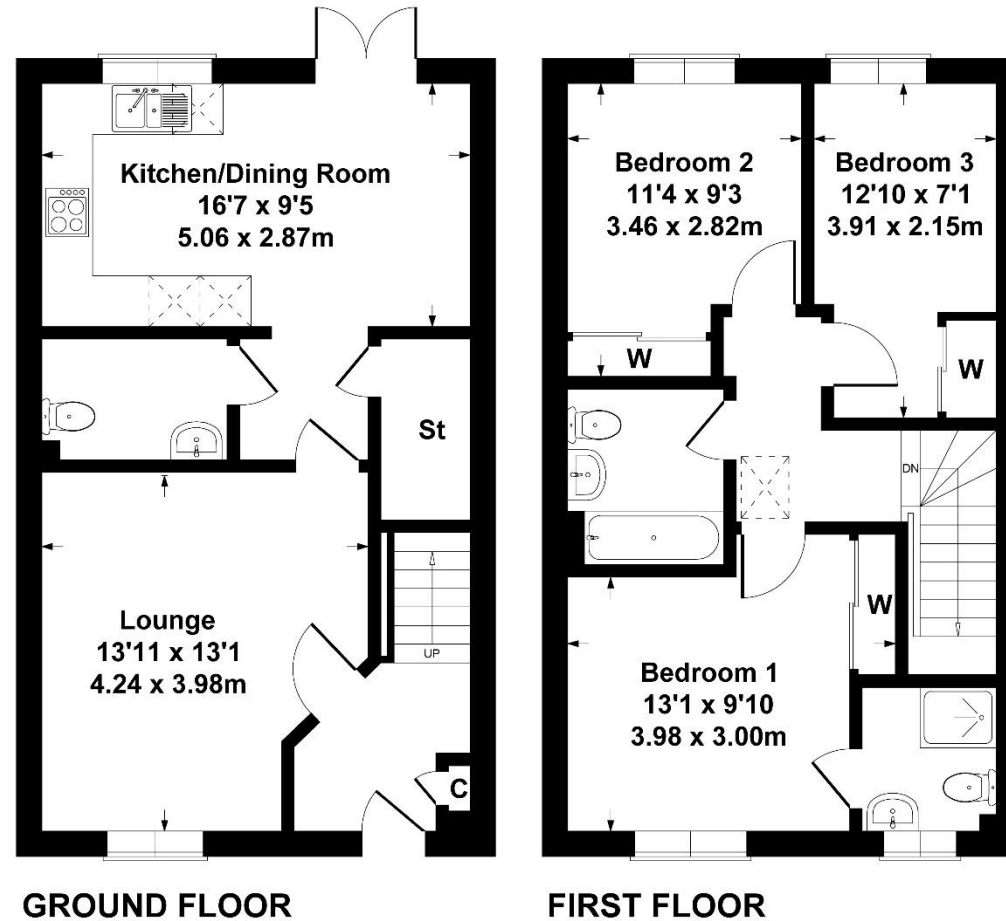
Energy Rating – B

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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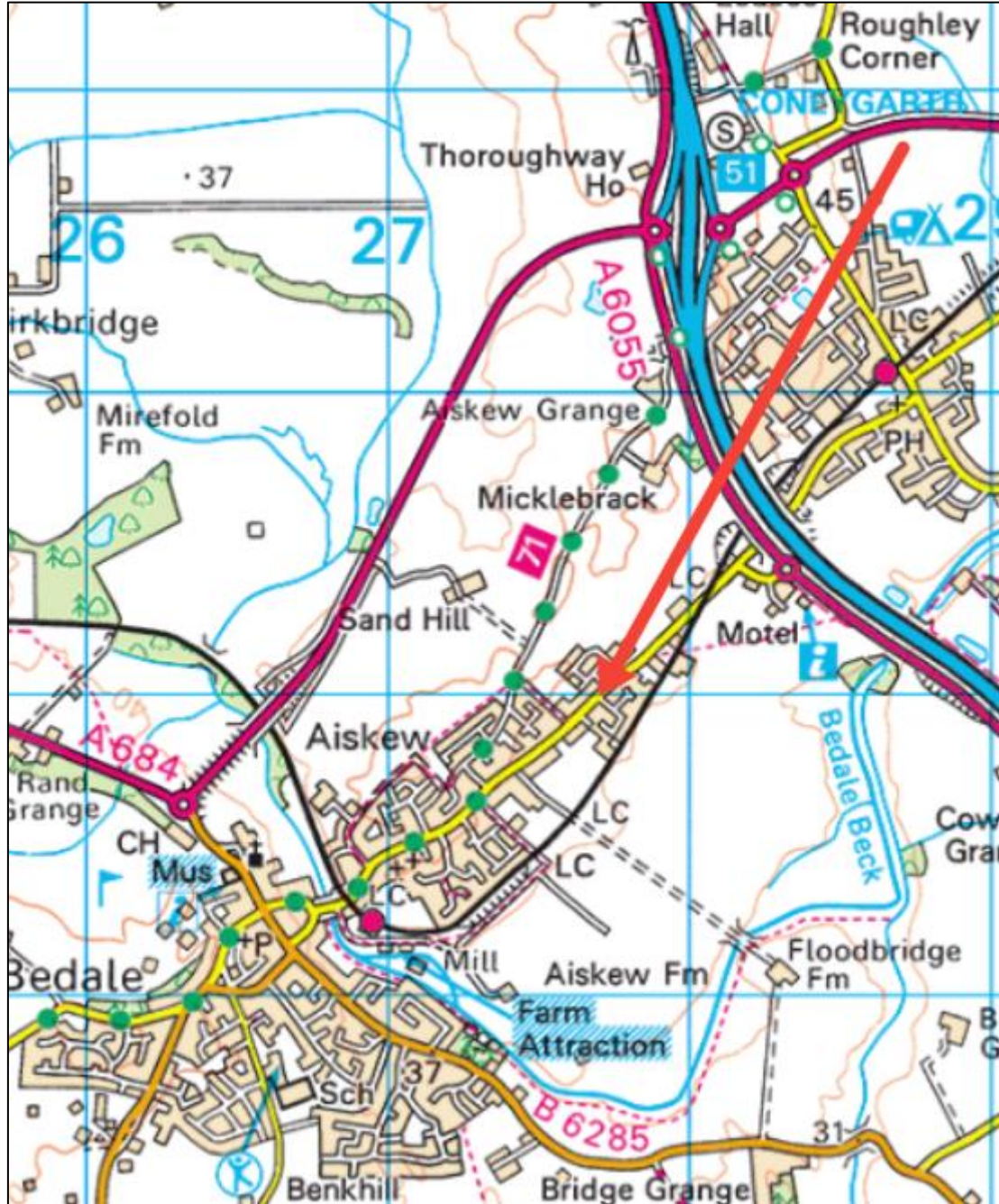
Approximate gross internal area
89 sq m - 958 sq ft



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





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