3 MASHAM ROAD

BEDALE, DL8 2AF

£350,000

FREEHOLD

An excellent opportunity to put your own stamp onto a three bedroom detached home in a prominent position on Masham Road, close to Bedale town centre and amenities. The property benefits from a great plot, off street parking and a garage plus a great layout with lots of potential to extend the existing accommodation.

NORMAN F.BROWN

Est. 1967

3 MASHAM ROAD

• Three Bedrooms • Detached House • Excellent Plot • Lots Of Potential • Close To Bedale Town Centre, Amenities & The A1(M) • Off Street Parking & Garage • Great Layout • Popular & Prominent Position • Video Tour Available • Enquire Today For Your Personal Viewing

The Property

This excellent detached home offers accommodation to suit a variety of different needs and is perfect for those looking to put their own stamp onto a home, especially those wanting a garden that will suit keen gardeners and is also great for children playing and entertaining.

The house opens into a porch which has space for hanging coats and storing shoes and leads into the main hallway. The hallway itself is spacious with a small understairs cupboard for storage. Off the hallway is the kitchen, dining room and sitting room that leads through to the sun room. The sitting room is a lovely room with a cosy feel with an electric fire fronting an open fire with a stone surround and hearth. The sitting room is open to a sun room which links to the garden via French doors and is a great space for relaxation or entertaining. The dining room is set to the front of the house with attractive parquet style flooring and being just off the kitchen is perfect space for entertaining or for family time. The kitchen itself has a range of wall and base units with work surface over having a tiled splashback and a one and a half bowl sink with a draining board. There are spaces for a gas or electric cooker, tall fridge freezer and a dishwasher too. An inner hall off the kitchen leads through to the downstairs shower room, utility room and provides access to the garage. The shower room comprises of a step in shower enclosure with double sliding doors, a pedestal mounted wash basin and a push flush W.C. The utility room opens out to the rear garden and has a Belfast style sink with spaces for a washing machine and tumble dryer.

The first floor landing is also bright and spacious with a loft hatch and built in over stairs cupboard and a separate airing cupboard. The three bedrooms are all good sizes with bedroom one to the front having built in wardrobes for storage and housing a wash basin set onto a vanity unit. Bedroom two is another great double overlooking the rear garden and bedroom three is an excellent single with a fitted wardrobe also facing to the rear. The shower room includes a step in shower enclosure with a sliding screen door, plus a push flush W.C and a pedestal mounted washbasin.

Outside

The property has a tarmac parking area (with a chain border) off the road with wrought iron gates opening to the substantial tarmac driveway providing off street parking, leading to the integral garage which has double timber doors, a window, lighting and power points, a personal door into the inner hall and also houses the boiler. The front garden is mainly lawned with an attractive walled shrubbery with hedged boundaries creating and paths with gates to both sides of the house to the rear garden. The rear garden faces approx South East and is again mainly lawned with inset trees and a paved and gravelled seating area ideal for entertaining. There are timber and brick built sheds for storage plus a brick built barbecue. The rear garden is lovely and private with hedged, walled and fenced boundaries and is nicely linked to the house via the sun room.

Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M

provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

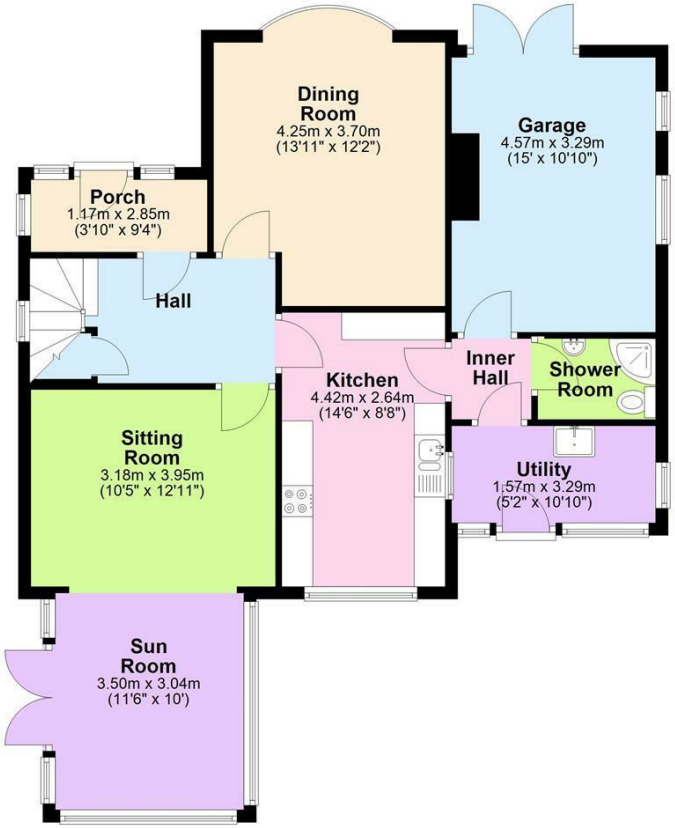
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

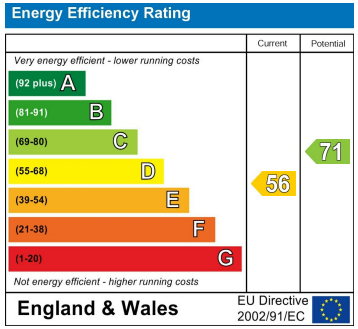
3 MASHAM ROAD

Ground Floor
Approx. 89.2 sq. metres (959.9 sq. feet)



First Floor
Approx. 48.3 sq. metres (520.4 sq. feet)

Total area: approx. 137.5 sq. metres (1480.3 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN
Est. 1967