






# 11 PRIMROSE WAY,

## AISKEW, BEDALE, DL8 1FJ

**£52,500**

**LEASEHOLD**

A great opportunity to purchase this spacious three bedroom semi detached home located in a popular area close to Bedale town centre and junction 51of the A1(M). The property is sold as a 25% share and benefits from a great layout, enclosed and private rear garden and off street parking.

NORMAN F.BROWN

Est. 1967

# 11 PRIMROSE WAY,

• 25% Share • Three Bedroom Semi Detached • Popular & Sought After Location • Close To Bedale Town Centre & Ideal For The A1(M) • Enclosed & Private Rear Garden • Off Street Parking • Great Layout • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing






## The Property

This great home is offered for sale as a 25% share, perfect as an affordable home.

The property opens into a hallway with space for hanging coats and storing shoes plus a downstairs W.C. The sitting is room is spacious with an electric fire providing a cosy feel and a focal point to the room. The sitting room leads through to the dining kitchen which has space for a 6 person dining table and chairs with French doors out to the garden, ideal for entertaining. The kitchen itself comprises of a range of wall and base units with a work surface over having a matching upstanding and a single sink with a draining board. There are spaces for a washing machine, fridge freezer and a freestanding electric cooker with an extractor hood over.

The first floor landing has a loft hatch and a store cupboard over the stairs. There are two double bedrooms with bedroom one to the rear and bedroom two to the front, bedroom three is a good single bedroom too and the house bathroom comprises of a panelled bath with a shower over and screen, a pedestal mounted washbasin and a push flush W.C.

Outside

There is an attractive lawned frontage with a pea gravel shrubbery and a tarmac driveway leads down the side providing off street parking with gated access to the rear garden. The rear garden is all enclosed and private with a paved seating area off the dining kitchen overlooking a lawned garden with a shrub border and a garden shed for storage all within fenced and hedged boundaries.

## 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. Please note, before viewings can be arranged, viewers must be pre approved by Broadacres to ensure they qualify for the Shared Ownership Scheme.

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

Council Tax Band – C

Tenure – We are advised by the vendor that the property is Leasehold - Shared Ownership.

Share is 25% with Broadacres owning the remaining 75%

Lease started 27.6.2022 for a 125 year term.

Rent: £424.32 per month

Service Charge: £0

Estate Charge: £12.26 per month

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Verry 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.

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.

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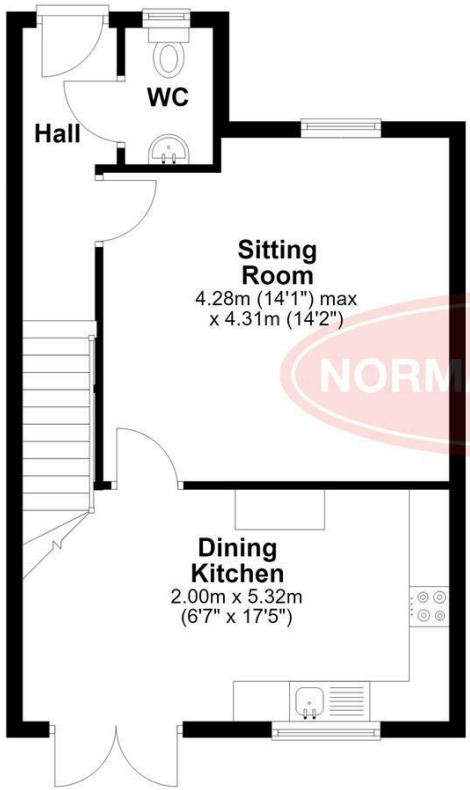






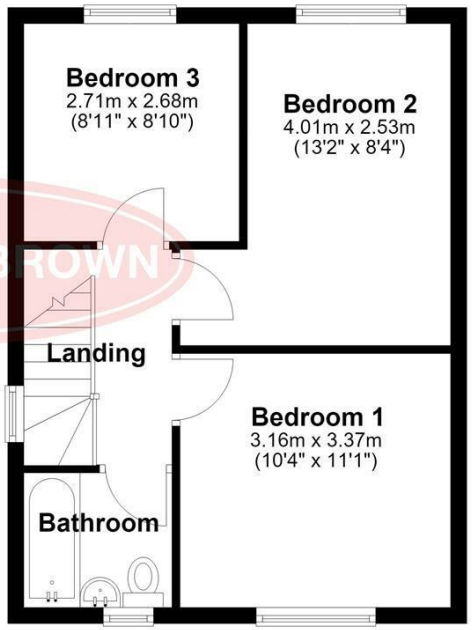
## Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)




## First Floor

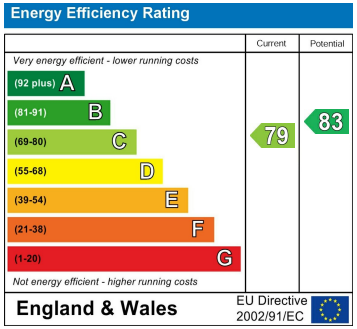
Approx. 38.6 sq. metres (415.9 sq. feet)




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Total area: approx. 80.5 sq. metres (866.7 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

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