



## 12 RAILWAY VIEW

AISKEW, BEDALE, DL8 1FE

**£175,000**  
**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 51 of the A1(M). The property is sold as an 80% share and benefits from well presented accommodation, a great layout, enclosed and private rear garden and off street parking.

**NORMAN F. BROWN**

Est. 1967

# 12 RAILWAY VIEW

- 80% Shared Ownership • Three Bedrooms • Semi Detached Home • Well Presented & Great Layout • Private Rear Garden • Off Street Parking • Gas Fired Heating • Shared Ownership Restrictions Apply • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

A superb three bedroomed semi detached home located in a quiet residential area close to the Bedale town centre and for schools and amenities, plus Northallerton and Junction 51 of the A1(M) also being close by.

The property opens into the hallway where there is space for hanging coats and storing shoes. A cosy sitting room provides a lovely space for evenings or for entertaining. and leads through to an inner hallway, which has a useful understairs cupboard plus a door to the downstairs WC, which has a pedestal mounted washbasin and a push flush WC. The dining kitchen has a modern range of wall and base units with a worksurface over having a matching upstand and a one and half bowl drainer sink with a mixer tap. There are built in appliances including a 4 ring gas hob with a stainless steel splashback, an electric oven under and an extractor hood over with spaces for a tall fridge freezer, washing machine, dishwasher or a tumble dryer. The dining area has space for a 6 person dining table and chairs and has double glazed French doors with matching side panel windows opening out into the garden, a lovely space for entertaining or for families to be together.

The landing gives access to all three bedrooms, the bathroom and has a loft hatch. The main bedroom is set to the front and is an excellent double with an ensuite, which has a step-in shower with electric shower and a folding screen door, push flush WC and a pedestal mounted washbasin. Bedroom 2 is a good sized double bedroom and has a pleasant outlook over the rear gardens and Bedroom 3 is also to the rear and is an excellent single bedroom which would also make a great at home study. The house bathroom comprises of a panelled bath with an electric shower over, a pedestal mounted washbasin and a push flush WC.

## Outside

To the front there is an attractive lawned garden with a tarmac driveway providing off street parking for 2 cars with gated access to the side for the rear garden.

The private and enclosed rear garden has a paved patio seating area from the dining kitchen, which looks out over a mainly lawned garden all enclosed with a fenced and walled boundary. A gate to the side opens to the driveway and the extra lawned garden which could be enclosed.

## 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 – C

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

Share is 80% with Broadacres owning the remaining 20%

Lease started 17.1.2019 for a 99 year term.

Rent: £0 per month

Service Charge: £10.75 per month

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Number 14 has a pedestrian right of access across the front to their front door (rarely used).

The property fronts onto Bedale Road, which cannot be accessed from the property and is screened by a hedged border.

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://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.

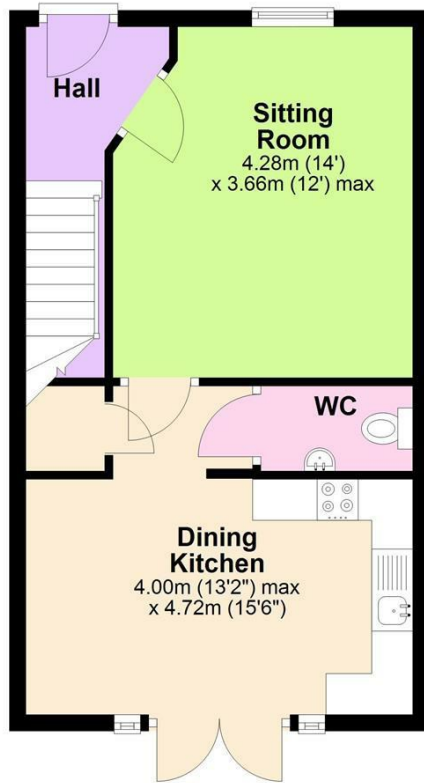
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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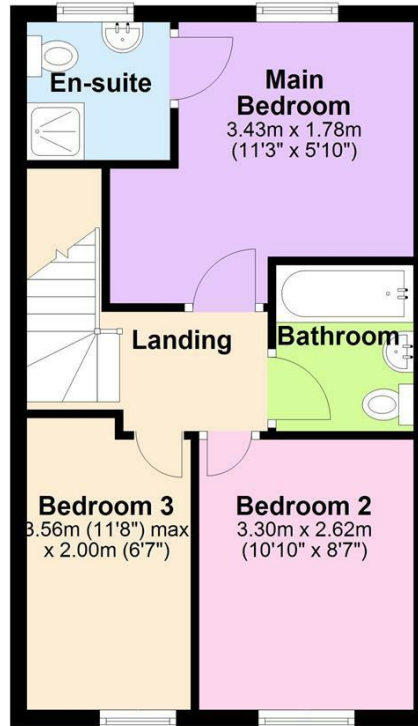
### Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 79.0 sq. metres (850.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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