



**10 SYCAMORE DRIVE**  
**BEDALE, DL8 1EY**

**£265,000**  
**FREEHOLD**

This two bedroom detached bungalow is nestled away in a quiet and peaceful position close to the Bedale town centre and amenities. The property benefits from a private garden, ideal for entertaining or for keen gardeners plus a garage, off street parking and is offered for sale with no onward chain.

**NORMAN F. BROWN**

Est. 1967

# 10 SYCAMORE DRIVE

- Detached Bungalow • Quiet, peaceful location • Private garden • Garage and off-street parking • Ideal for keen gardeners • Gas Fired Heating & Double Glazing • Close to Bedale amenities • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This lovely detached bungalow is nestled away in a tranquil setting and is perfect for those looking for peace and quiet, yet close to amenities. The bungalow itself is also ideal for someone looking to put their own stamp onto a home.

The bungalow opens into a central hallway which has an airing cupboard and loft hatch. The sitting room is a spacious room and overlooks the front garden and has an electric fire, the dining kitchen is situated to the rear and has space for a dining table and chairs, a range of wall and base units with a work top over having and tiled splashback, a one and half bowl sink with a draining board, an induction hob with an extractor hood over plus an integrated double oven, and fridge. Bedroom 1 is to the front and is a good sized double, and bedroom 2 is to the rear, the shower room is also to the rear and comprises, a corner shower with sliding doors, corner washbasin set into a vanity cupboard and a push flush WC.

Outside there is an attractive lawned frontage with planted flower and shrub borders within a short wall boundary. Gated access to the side leads to the sun trap of a rear garden which has a paved area, gravelled borders and well established borders with inset shrubs and trees. A paved pathway leads to a rear gate, which leads to the off street parking for 2 to 3 cars and garage. The garage itself has an up an dover door, lighting and power points and a personal door to the rear into the garden.

## 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 Freehold

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](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.

## 10 SYCAMORE DRIVE



## Ground Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



Total area: approx. 64.2 sq. metres (690.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		25	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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