



16 EMGATE BEDALE, DL8 1AL

£200,000
FREEHOLD

Originally built as a pair of semi detached homes, this spacious mid terraced home is located in the town centre with well presented, characterful accommodation including two double bedrooms and two bathrooms. The property will suit a variety of lifestyles and benefits from two reception rooms, a private rear garden, off street parking to the rear plus gas fired heating, open fire places and double glazing.

NORMAN F. BROWN

Est. 1967

16 EMGATE

- Two Bedrooms • Two Bathrooms • Mid Terraced Cottage • Private Rear Garden & Off Street Parking • Spacious Rooms • Character Features • Great Layout • Town Centre Living • Enquire Today For Your Personal Viewing • Video tour Available



The Property

A character cottage nestled in the heart of Bedale, perfect for town centre living.

The property opens into a hallway leading through to the cosy sitting room which provides a lovely space for evenings or for entertaining with an open fire having a tiled inset and hearth and a cast iron surround providing a focal point. The sitting room opens via folding doors through to a spacious dining room, ideal for a large dining table and chairs with an attractive, solid timber fireplace too and has an understairs nook, ideal for storage or for an 'at home' study space. The kitchen has a range of wall and base units with a worksurface over having tiled splashbacks and a single sink with a draining board and there is a freestanding range style cooker with an extractor hood over. Off the kitchen is a utility which has space for a tall fridge freezer, washing machine and a tumble dryer.

The landing gives access to the two bedrooms and the bathrooms. Bedroom two is an excellent double to the front and is served by a bathroom that comprises of a panelled bath with an electric shower over, a pedestal mounted washbasin and a low level WC. Bedroom one is to the rear, another great double bedroom with a built in wardrobe and attractive view over the rear garden and is served by a large family-style bathroom including a shower enclosure with

screen doors, a large free standing bath, a corner W.C and a washbasin.

Outside

The private rear garden is accessed via the utility and has a hardwood deck and paved seating area overlooking a small lawn with planted borders. A pergola leads through to a gated parking area with space for one car and a garden shed to provide storage. The garden is enclosed by walled 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 East coast main line railway station in Northallerton plus 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

Double storey extension to rear.

Planning Permission Required Yes Granted Yes

Building regs Required Yes Certificate Yes

Conservation Area - Yes

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Mobile & Broadband:

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

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):

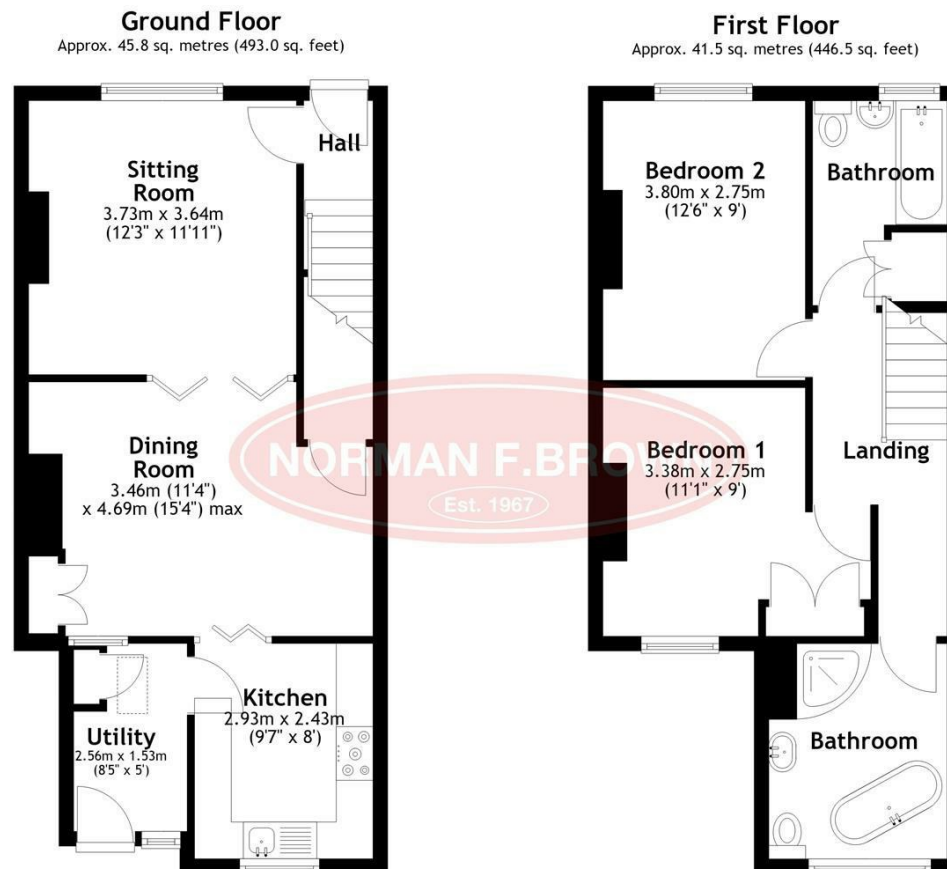
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

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.

16 EMGATE





Total area: approx. 87.3 sq. metres (939.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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

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