5 HAZEL COURT

BEDALE, DL8 1UX

£235,000

FREEHOLD

A well presented three or four bedroom detached home located in a highly convenient position, within a quiet cul de sac close to Bedale town centre, the A1(M) and the local park. The property offers a great layout with a contemporary styled kitchen and bathroom plus an enclosed rear garden, off street parking and large garage and is offered for sale with no onward chain.

NORMAN F.BROWN

Est. 1967

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• Detached Home • 3 or 4 Bedrooms • Great Layout • Close To Bedale Town Centre, Park & Junction 51 of the A1(M) • Enclosed Rear Garden • Off Street Parking & Garage • Gas Fired Heating & Double Glazing • No Onward Chain • Enquire Today For Your Personal Viewing • Video Tour Available

The Property

This well presented home is ready to move into with contemporary styled kitchen and bathroom and is located in a highly convenient position for the town centre, junction 51 of the A1(M) and the local park.

The property opens into a hallway at the side with a useful downstairs W.C. The open plan living room provides space for a sitting room to the rear offering a spacious yet cosy area for evenings with a gas fire and flows though, via French doors to a spacious conservatory that opens out to the rear garden. The dining area is a great space for entertaining with room for a sideboard and a large dining table and chairs and is neatly positioned close to the kitchen. A door from the dining room opens through to the hall for the kitchen, which comprises of a range of contemporary handleless wall and base units with a work surface over having a matching upstand and a one and a half bowl sink with a draining board. There are spaces for appliances including a washing machine, slimline dishwasher, tall fridge freezer, microwave and there is a built in four ring gas hob with a splashback, extractor hood over and an electric oven under. There are also useful doors off the kitchen and dining room out into the garden.

The first floor landing opens to the four bedrooms (bedroom four currently used as a dressing room) and the house bathroom and has a built in airing cupboard and loft access via a hatch. The main bedroom is to the rear and is an excellent double with built in wardrobes. Bedroom two is a smaller double to the front and bedroom three is a great single with a fitted chest of drawers with cupboards over and would also make a great at home office. Bedroom four is to the rear and is currently used as a dressing room with fitted wardrobes. The house bathroom comprises of a panelled bath with an electric shower over and screen, a push flush W.C and a washbasin set into a vanity unit.

Outside

To the front is a lawned garden with terracotta chipping edging with a hard standing driveway to the side providing off street parking leading to the attached garage which has an up and over door, lighting and power points and opens through to a rear store with power points, a Belfast style sink with hot and cold feeds plus a door out to the garden. The rear garden has gated access to the side, a paved corner patio and a hard standing seating area, ideal for entertaining overlooking a lawned garden, both separated by a water feature set on terracotta chippings and all enclosed by fenced 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.

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 – Hot water cylinder/Immersion Heater

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.

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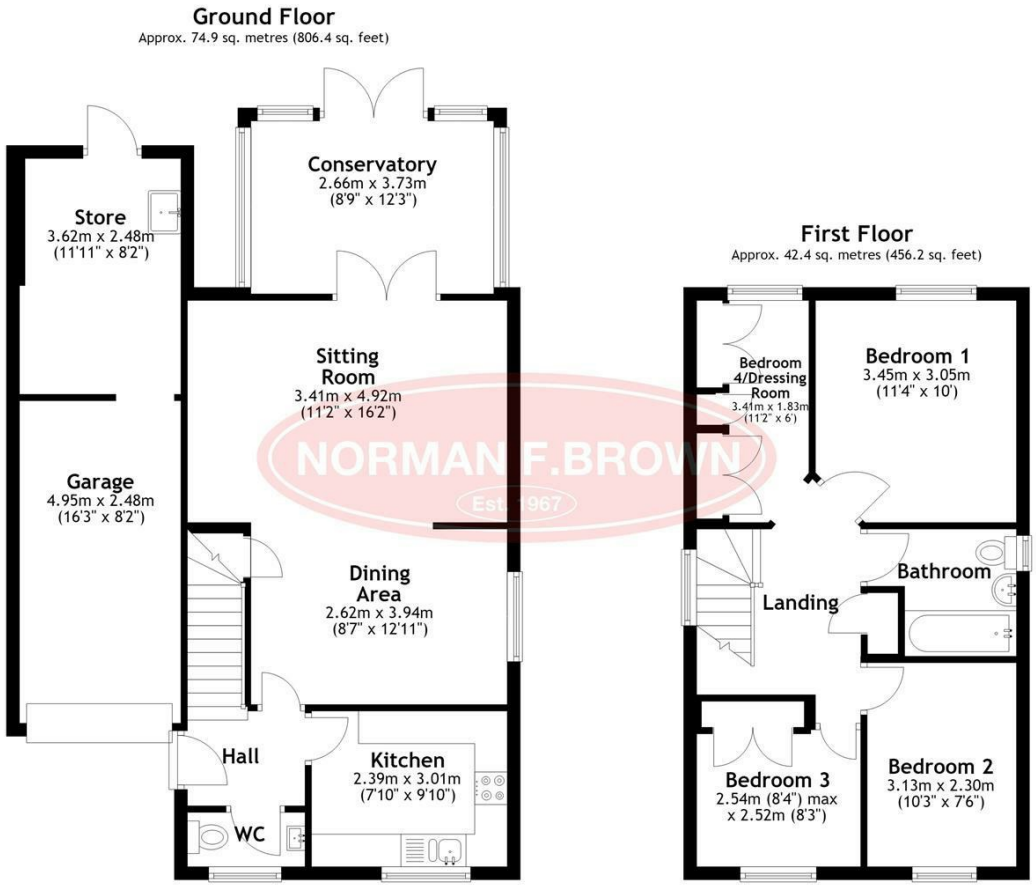
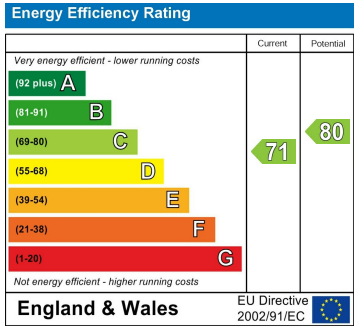


Total area: approx. 117.3 sq. metres (1262.6 sq. feet)



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