





16 HARBOUR VIEW

BEDALE, DL8 2DQ

£350,000

FREEHOLD

This great home is located in a quiet cul de sac position close to Bedale town centre and ideal for schools and amenities. The house offers four bedrooms and benefits from gas fired heating, an idyllic and private sun trap rear garden, off street parking and an integral garage. The well presented accommodation is ideal for those looking to move straight into a home they can then make their own.

NORMAN F.BROWN

Est. 1967

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• Four Bedrooms • Detached Home • Quiet Residential Cul De Sac • Close To Bedale Town Centre, Ideal For Schools & Amenities • Great Layout With Potential • Enclosed & Private Rear Garden • Off Street Parking & Integral Garage • Gas Fired Heating & Double Glai=zing • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

This spacious and well presented four bedroom detached home is perfect for those looking for a home to move straight into and make their own. The property is located in a quiet residential cul de sac within a popular and convenient position for the town centre, schools and amenities.

The property opens into a central hallway which has a useful understairs cupboard for storage and a downstairs W.C too. The bright sitting room has a bay window and a living flame effect gas fire provides a cosy feel. French doors open into a dining room where there is space for a six person table and chairs plus sideboards, so ideal for entertaining and being located next to the kitchen, offers scope to knock through in the future to create a larger dining kitchen. Further French doors from the dining room open into a bright and airy conservatory overlooking and opening into the garden and provides a tranquil room for relaxing. The kitchen has a range of shaker style wall and base units with a work top over having tiled splashbacks with a one and a half bowl sink and drainer looking out over the garden. There are appliances including a four ring gas hob with an extractor hood over and a double electric oven under. There are spaces for a tall fridge freezer and a washing machine plus room for a breakfast table and chairs too. Off the kitchen is a handy door out to the garden and a door to the garage.

The first floor landing has a loft hatch and an airing cupboard provides storage and houses the hot water cylinder. The main bedroom is an excellent double overlooking the rear garden with built in wardrobes in a dressing area and an ensuite comprising of a step in shower enclosure with a screen door plus a W.C and a pedestal mounted washbasin. Bedroom three is another excellent double bedroom with attractive views to the rear over the garden. Bedroom two is another great double bedroom to the front with a substantial built in wardrobe and bedroom four is a good single bedroom, currently used as a study. The bathroom comprises of a panelled bath with a hand held shower over, a W.C and a pedestal mounted washbasin.

Outside to the front is a tarmac driveway providing off street parking leading to the integral garage which has an up and over door, lighting and power points and a personal door to the kitchen and out to the side path. There is an attractive lawned frontage with a gravelled border and a mature inset tree and shrubs. From the front there is gated access to the side for the rear garden, ideal for a bin store area.

The rear garden is lovely and private enclosed by fenced boundaries. The path at the side (from the front) continues onto a paved patio area off the conservatory and kitchen overlooking the lawned garden, ideal for entertaining or sitting out and with attractive shrub borders and another paved seating area hidden away in the corner.

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 – E

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:

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.

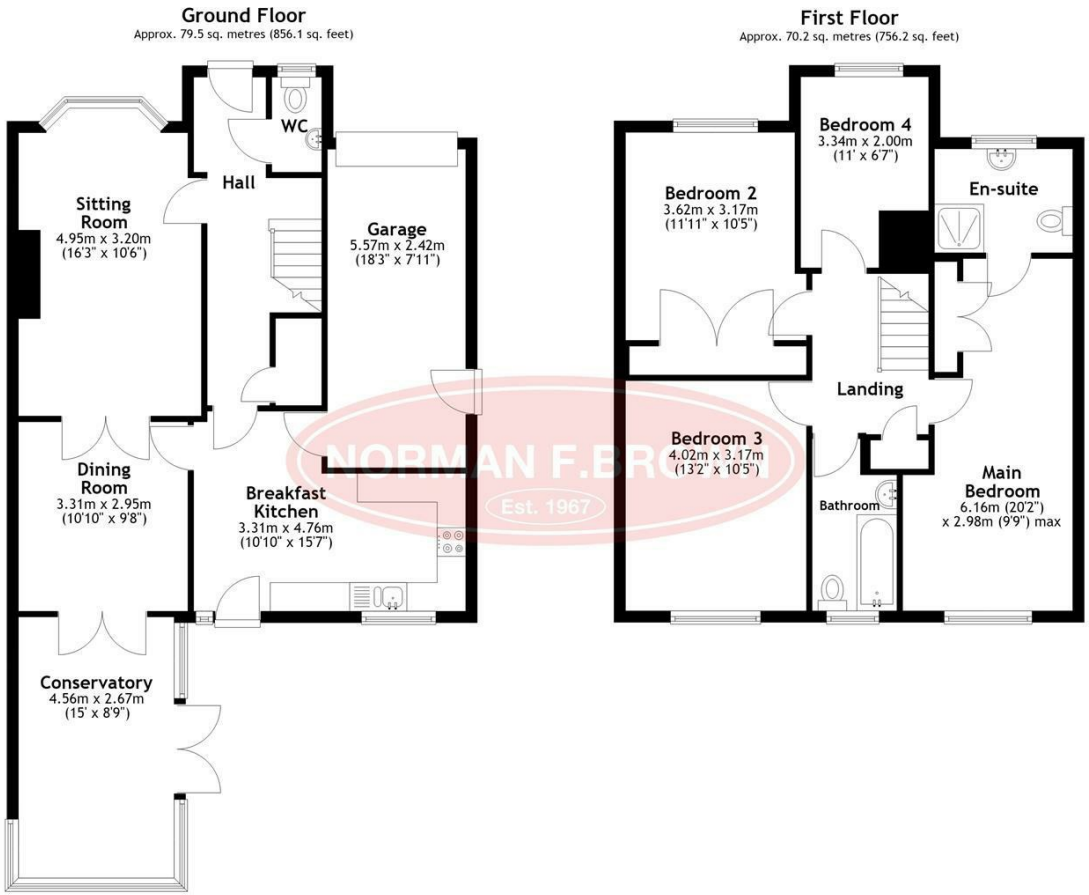
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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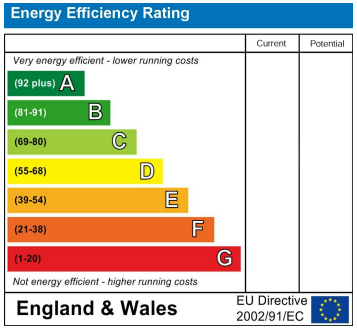






Total area: approx. 149.8 sq. metres (1612.2 sq. feet)





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

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