





4 THE MOUNT BEDALE ROAD, AISKEW

BEDALE, DL8 1BP

£339,950

FREEHOLD

A spacious and attractive four bedroom end terrace with extended accommodation providing a fantastic individual family home with off street parking, excellent garden and ideal for Bedale Town Centre, the A1(M) and will suit modern lifestyles. The property benefits from spacious rooms with a great layout, gas fired heating and is offered for sale with no onward chain.

NORMAN F.BROWN

Est. 1967

4 THE MOUNT BEDALE ROAD,

• Four Bedroom End Terrace • Off Street Parking • Substantial Garden • Spacious Accommodation • Great Layout • No Onward Chain • Close To Bedale Town Centre & Ideal For The A1(M) • Gas Fired Heating & Double Glazing • Enquire Today For Your Personal Viewing • Video Tour Available





The Property

This fantastic home offers spacious accommodation and a great flexible layout close to the Bedale town centre, schools and leisure centre.

The house opens into a hallway with stairs to the first floor and a useful under stairs cupboard for storage. The sitting room is lovely and bright with a bay window to the front and an open fire provides a cosy feel. The kitchen which leads leads through to the dining room and snug, has a range of wall and base units with a work surface over having a tiled splashback and two single sinks. There are spaces for appliances including a range style cooker with gas and electric feeds with an extractor hood over plus a dishwasher, washing machine and an American style fridge freezer too. An arch leads through to a dining room which has space for a large dining table and chairs and with French doors out to the rear garden, is ideal for entertaining. The snug is just off the dining room and is another spacious and bright room with a bay window to the front and would also make a great playroom for children. The ground floor also has a useful downstairs W.C.

The first floor leads to the four bedrooms and the shower room and a switchback staircase provides easy access to the loft. The main bedroom is an excellent double bedroom with built in wardrobes and a fantastic ensuite comprising of a tiled step in shower with a fixed shower head and side jets plus a roll top bath with handheld shower over and a high level W.C and his and hers pedestal mounted washbasins. Bedrooms two and three are both excellent double bedrooms and bedroom four is a good size single and is also ideal for an at home office for those working from home. The shower room has a contemporary style with a walk in shower having a folding screen door and an electric shower plus a pedestal mounted washbasin and a push flush W.C.

The loft is easily accessible via a staircase and has been carpeted and has eaves storage and velux windows to the rear.

Outside the tiered frontage is mainly lawned with a hard standing path to the street with a retaining wall boundary and gated access to the rear garden. front has a block paved driveway providing off street parking for multiple cars and an attractive lawned frontage with hedged boundary. a path to the side also leads to a bin store and a door into the garden store. The rear garden is a tranquil setting with a paved seating area off the dining room looking over a lawn and a substantial brick shed provides great storage. To the rear of (but separate from) the garden is a gravelled area for parking, accessed off Sandhill Lane there is space for two cars and there is a garden shed for extra storage too.

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

Extensions/Additions: Loft has been converted but does not have building regulation approval to be used as a bedroom.

Conservation Area - No

There is parking for 2 cars to the rear of the garden. The access is via Sandhill Lane and the other properties in the terrace also have access to their parking spaces via the Sandhill Lane access.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler (Located in the loft above the Main Bedroom)

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.

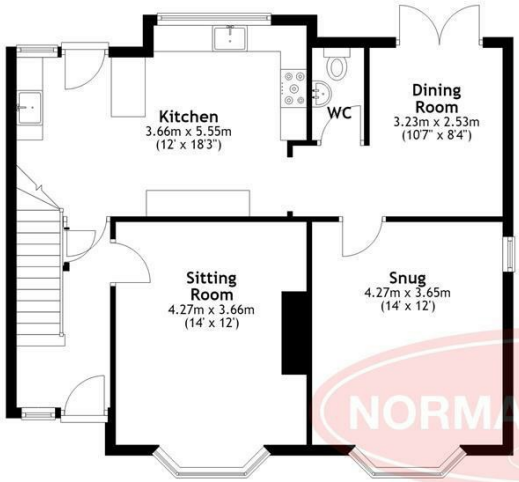
4 THE MOUNT BEDALE ROAD,



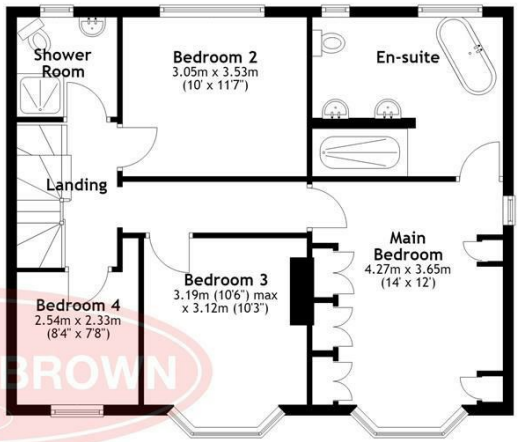




Ground Floor
Approx. 70.6 sq. metres (760.1 sq. feet)

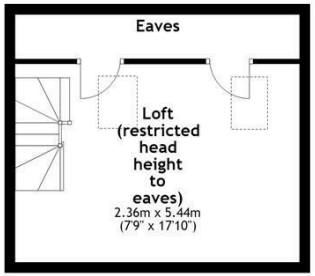


First Floor
Approx. 69.3 sq. metres (745.5 sq. feet)



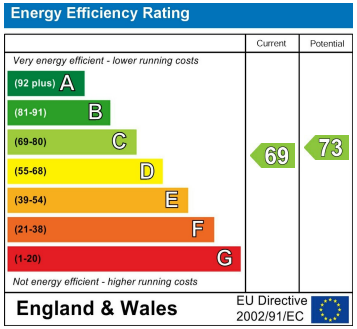
NORMAN F.BROWN
Est. 1967

Second Floor
Approx. 18.0 sq. metres (193.5 sq. feet)



Total area: approx. 157.9 sq. metres (1699.1 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