





5 EMGATE

BEDALE, DL8 1AH

£200,000

FREEHOLD

A charming and character cottage located in a quiet side street just off The Bedale market place, with the Market cross visible from the front door. The cottage has been sympathetically modernised by the current owners and retains lovely features and has a spacious yet cosy feel. The property is offered for sale with no onward chain and benefits from a courtyard garden, modern style, sympathetic to the age of the cottage plus gas fired heating and double glazing.

NORMAN F.BROWN

Est. 1967

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• Two Double Bedrooms • Character Cottage • Sympathetically Modernised • Spacious Yet Cosy Layout • Close To Bedale Town Centre & Amenities • Private Courtyard Garden • Gas Fired Heating & Double Glazing • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

This cosy period cottage offers two double bedrooms and has been sympathetically modernised by the current owners. Full of characterful and quirky features, the property is located in a quiet yet convenient position close to the Bedale town centre.

The property opens straight into the living room, which is spacious and cosy with a gas fire set into a stone surround and there is space for dining furniture too, ideal for entertaining with attractive features including exposed beams, column radiators, wood flooring and a useful cupboard for storage. The kitchen has a door to the side out to the courtyard garden and comprises of a range of handleless wall and base units including pan drawers and cupboards, with a work surface over having tiled splashbacks and a single sink with a mini drainer. There is a four electric hob with an electric oven under plus space for an undercounter fridge and freezer. There is also a built in pantry cupboard and space for a small table and chairs too. The utility room offers really useful bonus space including plumbing for a washing machine and space for a larger fridge freezer and even has a mezzanine level for extra storage.

The split level landing ones to the two double bedrooms and the shower room and also has a loft hatch. Bedroom one is an excellent double to the front with a built in airing cupboard housing the combi boiler and bedroom two is another great double to the rear with views across the gardens of the terrace. The contemporary styled shower room comprises of a walk in shower enclosure with a sliding screen door and fixed and hand held shower heads, plus a push flush W.C and washbasin set into a vanity unit.

Outside

The private courtyard garden has been designed for ease of maintenance and entertaining and is mainly paved with a few mature shrubs, fenced boundaries and gated access with a right of way across the terrace for access to the street.

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 – A

Tenure – We are advised by the vendor that the property is Freehold

Construction: Standard

Conservation Area - Yes (Bedale)

Parking: On Street. A permit can be obtained for a fee from North Yorkshire Council for On Street Parking in nearby disc zones or free Parking is available (On a first come first served basis) on the Cobbles in the Market Place.

The property has a pedestrian right of way across the rear of the neighbouring properties out to the street.

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.

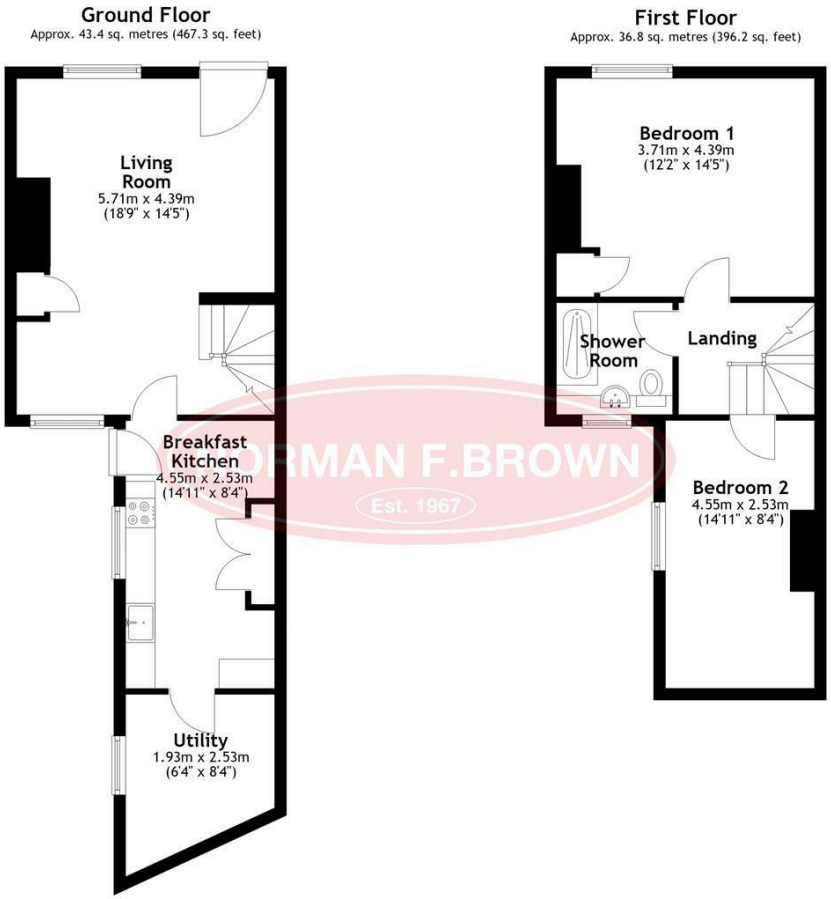
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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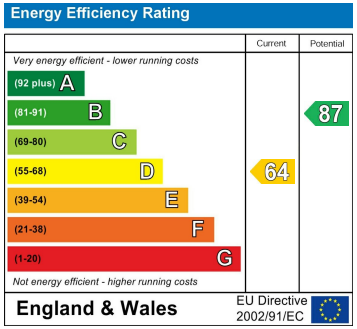






Total area: approx. 80.2 sq. metres (863.5 sq. feet)





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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