



65A SOUTH END BEDALE, DL8 2DG

£270,000
FREEHOLD

Conveniently located close to the Bedale town centre is this contemporary styled three bedroom home offering a great layout with attractive features including high ceilings, ornate corning and shuttered windows. This semi detached home also benefits from off street parking, an enclosed and easy to maintain rear garden and viewing is highly recommended.

NORMAN F. BROWN

Est. 1967

65A SOUTH END

- Three Bedroom Semi Detached • Contemporary Style
- With Attractive Features • Close To Bedale Town Centre • Easy To Maintain, Private & Enclosed Garden • Off Street Parking • Gas Fired Heating & Double Glazing • Great Layout • Attractive Roof Top Views To The Rear • Video Tour Available • Enquire Today For Your Personal Viewing



The Property

This contemporary styled home is lovely and bright with features of a much older home including high ceilings, ornate coving and a marble fire surround providing a central focal point for the sitting room. This semi detached property is located close to the town centre and has an excellent layout to suit most lifestyles.

The property opens into an entrance porch with attractive tiled flooring and space for hanging coats and storing shoes. The spacious sitting room is perfect for cosy evenings with a shuttered bay window and wood flooring plus clever built in understair storage. To the rear of the house is a handy downstairs W.C and the dining kitchen which is a great space for family time or for entertaining with the dining area having space for a 6 person table and chairs and there is a door out to the rear garden too. The kitchen itself comprises of shaker style range of wall and base units with a work surface over having tiled splashbacks and a single sink with a drainer. There are integrated appliances including a tall fridge freezer, a four ring gas hob with an extractor hood over and an electric oven under and there are also spaces for a washing machine and a tumble dryer or dishwasher.

Upstairs the landing has a cleverly concealed work station, ideal for those working from home. Bedroom one is a spacious double to the front with two windows with stylish shutters. There is also a loft hatch with a drop down ladder, Bedrooms two and three are both smaller double bedrooms or excellent singles. The contemporary styled bath room comprises of a panelled bath with a shower over and screen, plus a push flush W.C and a pedestal mounted washbasin.

Outside

To the front is a block paved driveway providing off street parking for 2 cars and the rear garden has gated access to the side. To the rear is a private paved seating area, ideal for entertaining off the door of the dining area with 3 steps down to the artificial lawn which has a useful shed for storage and is all enclosed by fenced and 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 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 – Combi Boiler

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:

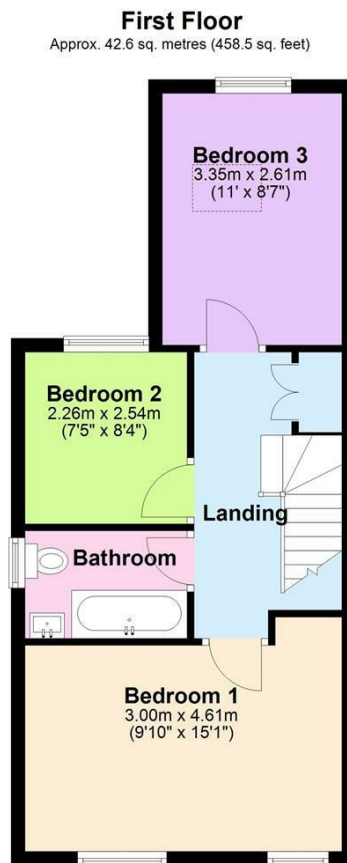
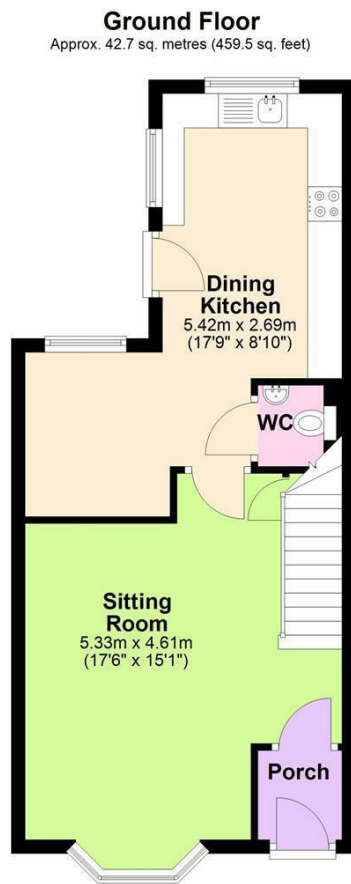
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence

of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

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. 85.3 sq. metres (918.0 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		
(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

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