



## 6 MEADOWFIELD

AISKEW, BEDALE, DL8 1EA

£175,000  
FREEHOLD

A beautifully presented two bedroom bungalow located in a convenient area for Bedale town centre and overlooking an attractive outlook green. The property has been refurbished by the current owners with clever storage installed as well as a contemporary kitchen and shower room. Other benefits include a private rear garden and gas fired heating.

**NORMAN F. BROWN**

Est. 1967

# 6 MEADOWFIELD

- Two Bedrooms • Mid Terraced Bungalow • Refurbished Accommodation • Great Layout With Contemporary Style • Gas Fired Heating • Close To Bedale Town Centre & Ideal For The A1(M) • Enclosed Rear Garden • Attractive Outlook • Video Tour Available • Enquire Today For Your Personal Viewing



## The Property

This beautifully presented bungalow has been refurbished by the current owners to provide a contemporary style combined with a great layout and conveniently positioned close to Bedale town centre and the nearby park.

The property opens into a porch which has a useful coat cupboard and a utility room off which has lighting, power points and plumbing for a washing machine. The inner hallway has another store cupboard and a loft hatch and leads through to the living room, shower room, two bedrooms and the dressing room. The living room is bright and spacious, a great space for relaxing or entertaining. The living room is open to the dining kitchen which comprises of a range of shaker style 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 integral appliances, including a four ring induction hob with an extractor hood over and an electric oven under with space for a tall fridge freezer. The dining area has a built in bench with clever storage cupboards under and above with space for a table and chairs too. The conservatory is set to the rear and opens out to the enclosed rear garden.

Bedroom one is an excellent double with an attractive outlook to the rear garden and bedroom two is an excellent single or smaller double bedroom looking out to the front garden. The dressing room is positioned between the bedrooms and provides two hanging rails and space for a chest of drawers too. The shower room comprises of a walk in shower enclosure with fixed and hand held shower heads and a screen door plus a washbasin set onto a vanity unit and a push flush W.C.

Outside

The front is mainly gravelled and is a nice area to sit out overlooking the green opposite. The rear garden has been designed with ease of maintenance in mind and is mainly decked and gravelled, perfect for entertaining and all enclosed by fenced boundaries with a gated access to a rear footpath.

Parking is easily found on street around the green opposite.

## 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 – B

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

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

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 - 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.

## 6 MEADOWFIELD





Total area: approx. 66.1 sq. metres (711.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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