





1 THE PADDOCK

AISKEW, BEDALE, DL8 1DW

£230,000

FREEHOLD

A well presented two double bedroom detached bungalow with a great layout, located in a quiet and convenient position for Bedale town centre and the A1(M). The property benefits from a private, easy to maintain rear garden, garage and off street parking and is offered for sale with no onward chain.

NORMAN F.BROWN

Est. 1967

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• Two Double Bedrooms • Detached Bungalow • Quiet Location • Close To Bedale Town Centre & Ideal for The A1(M) • Gas Fired Heating & Double Glazing • Garage & Off Street Parking • Private, Easy To Maintain Rear Garden • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

This excellent two double bedroomed detached bungalow is located in a quiet and convenient position close to the Bedale town centre with a local shop and bus stop also close by.

The property opens into a hallway with a store cupboard for coats and shoes and leads through to the sitting room.

The sitting room is a spacious and bright room with a gas fire set onto a marble hearth and inset with a wood surround and there is space for dining furniture too. The kitchen has a door to the side out to the driveway and comprises of a range of wall and base units with a work surface over having tiled splashbacks and a single sink with drainer. There is a four ring gas hob with an extractor hood over plus an electric oven and under the worktop is space for a washing machine, fridge and freezer. There is also a built in cupboard providing extra storage acting as that all important 'understairs' cupboard.

Bedroom one is an excellent double to the rear of the bungalow overlooking the garden and bedroom two is another double also to the rear with a door through to the conservatory which provides a tranquil setting leading out to the garden to a paved seating area via French doors. The shower room comprises of a walk in shower enclosure with a sliding screen door and electric shower, a push flush W.C and a pedestal mounted washbasin.

Outside

To the front is an attractive gravelled garden with inset trees and shrubs. To the side is a gated paved driveway providing off street parking for multiple cars leading to the garage and there is gated access to the rear. The garage has an electric up and over door, lighting and power points and a window to the garden. The private rear garden has been designed for ease of maintenance and entertaining and is mainly paved with inset and shrub borders.

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 – D

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: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants:

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.

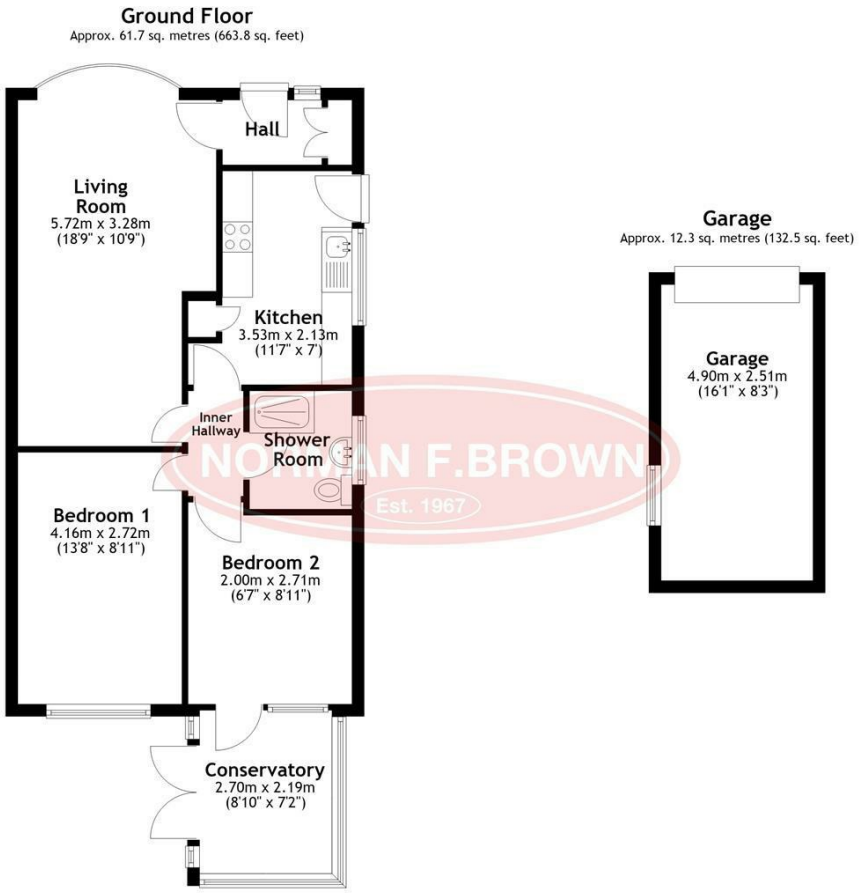
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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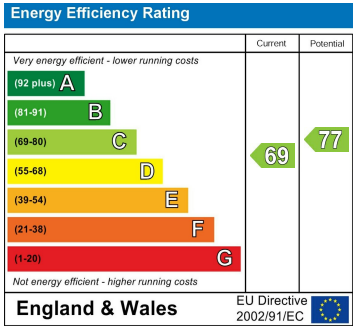






Total area: approx. 74.0 sq. metres (796.3 sq. feet)





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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