



## 4 FALCON PLACE BEDALE, DL8 1FQ

**£96,250**  
**LEASEHOLD**

A great chance to purchase the 50% share of this shared ownership home. The property is a two double bedroom semi detached home offering a spacious layout, off street parking and an enclosed rear garden. Located close to the Bedale town centre in a quiet cul de sac, this home offers a convenient lifestyle at an affordable price.

**NORMAN F. BROWN**

Est. 1967



# 4 FALCON PLACE

- Two Double Bedrooms • 50% Shared ownership • Semi Detached Home • Cul De Sac Position • Off Street Parking • Enclosed Rear Garden • Gas Fired Heating System • Close To Bedale Town Centre & Ideal For The A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing



## The Property

This shared ownership two bedroom semi detached home provides a contemporary home perfect for first time buyers or someone downsizing for an easier lifestyle.

The property opens into an entrance hall with a downstairs W.C off and is open to the kitchen. The kitchen comprises of a range of wall and base units with a work surface over having a matching upstand and a single sink with drainer. There is space for an electric cooker with an extractor hood over plus spaces for a tall fridge/freezer and a washing machine. The living room is spacious with room for sofas and dining furniture and French doors open out to the garden. The living room also has a useful understairs cupboard for storage.

To the first floor, Bedroom 1 is an excellent double to the rear and bedroom 2 is another double bedroom with a built in cupboard over the stairs. The bathroom has a bath with shower over, a push flush WC and a pedestal washbasin.

## OUTSIDE

To the front there is a small lawn and shrubbery with a tarmac drive to the side offering off street parking for two cars and there is gated access into the rear garden at the side.

To the rear is a paved patio with steps up to a lawned

area with an ornamental pond, decked seating area and a garden shed for storage.

## 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 Leasehold - Shared Ownership.

Share is 50% with Broadacres owning the remaining

50%

Lease started 19.12.2017 for a 99 year term.

Rent: £263.66 per month

Purchasers must have connections to the local area.

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.

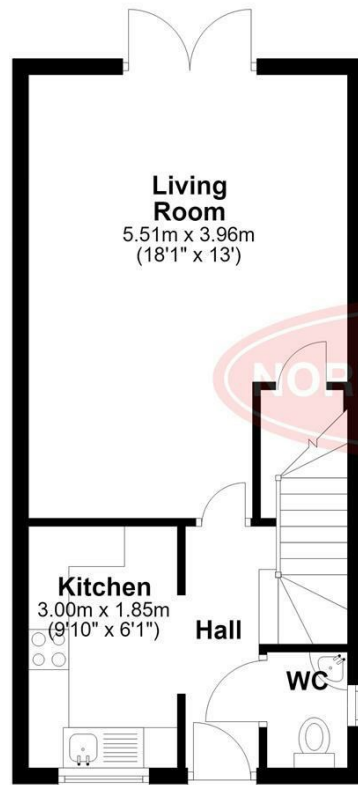
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 4 FALCON PLACE



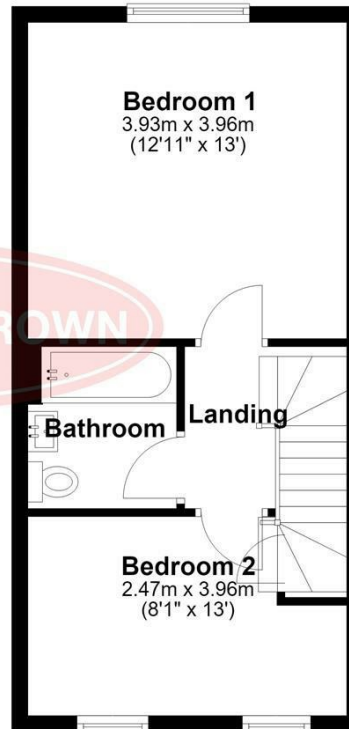
### Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



Total area: approx. 68.2 sq. metres (733.9 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 96        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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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