14 FOXCOVERT CLOSE,

AISKEW, BEDALE, DL8 1XJ

£240,000

FREEHOLD

A spacious, light and bright three bedroom semi detached home with a great layout and contemporary style. The property is located close to the Bedale town centre and amenities with the A1(M) also close by. The property benefits from a dining kitchen opening out to the enclosed rear garden, a main bedroom with en suite plus off street parking and is offered for sale with no onward chain.

NORMAN F.BROWN

Est. 1967

14 FOXCOVERT CLOSE,

• Three Bedrooms • Semi Detached Home • Close To Bedale Town Centre • Enclosed & Private Rear Garden • Great Layout • Gas Fired Heating & DOuble Glazing • No Onward Chain • Contemporary Style • Video Tour Available • Enquire Today For Your Personal Viewing

The Property

Ground Floor

On entering the property into the hall there is space for hanging coats and shoe storage. A door leads through into a cosy sitting room which has a double glazed window to the front providing a lovely space for entertaining. The inner hallway has a useful under stairs cupboard and a door to the WC, which has a pedestal mounted washbasin tiled splashback and mixer tap, low level WC and an extractor fan. The inner hallway continues into the dining kitchen, which has a contemporary range of wall and base units with a worksurface over with a matching upstand and a one and half bowl drainer sink with a mixer tap. There are also spaces for a dishwasher and washing machine plus an integral fridge freezer. The electric oven sits under the 4 ring gas hob which also has an extractor hood over and a stainless steel splashback. The dining area has double French doors with matching side panel windows opening out into the garden and room for a 6 person table and chairs, again a lovely space for entertaining or for families to be together.

First Floor

The landing gives access to all three bedrooms, the bathroom and the loft hatch. The main bedroom has a double glazed window to the front, plus built-in wardrobes and has an ensuite, which has a step-in shower enclosure with a folding screen door, a push flush WC and a wall mounted washbasin. Bedroom 2 is a good sized double bedroom and overlooks the rear gardens, with bedroom 3, an excellent single also overlooking the gardens. The house bathroom has a panelled bath with a mixer tap and shower over, a wall mounted washbasin with mixer tap and a low level WC.

Outside

To the front there is a slate chipped and shrub border edging a large tarmac driveway providing off street parking for at least 2 cars.

The rear garden has gated access to the side from the driveway and has a paved seating area from the dining kitchen, which looks out over a mainly lawned garden with a useful shed and all enclosed with fenced 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 providing easy 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

Community Charge:

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

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

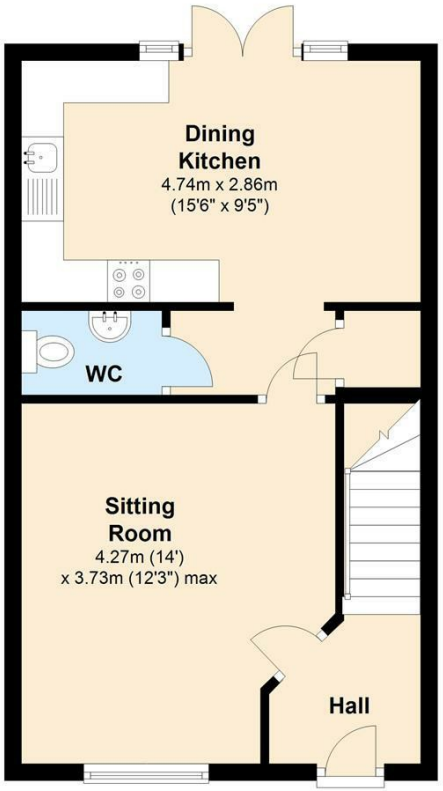
Flood Risk: very Low

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

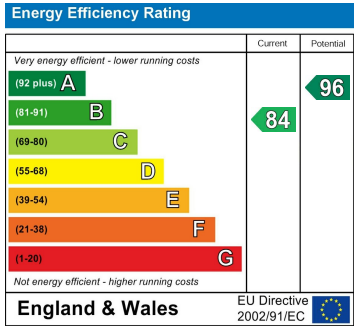
Restrictive Covenants: Not to park or permit to be parked any commercial vehicle, caravan or house on wheels except that:
A) Light motor vans (having an axl weight of no more than 1.5 tonnes) may be parked in the garage or on any drive forming part of the property and;
B) vehicles delivering or collecting goods maybe parked temporarily and not overnight

14 FOXCOVERT CLOSE,

Ground Floor



First Floor



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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN
Est. 1967