



**14 IDDISON DRIVE**  
**BEDALE, DL8 2EP**

**£200,000**

A well presented two double bedroomed detached bungalow located in a popular area, close to Bedale town centre and ideal for the A1(M). The property is ideal for those wanting to put their own stamp onto a home with a great layout, an easy to maintain garden plus off street parking and a garage.

**NORMAN F. BROWN**

Est. 1967

# 14 IDDISON DRIVE

- Two Double Bedrooms • Well Presented Accommodation • Detached Bungalow • Close To Bedale Town Centre, Amenities & The A1(M) • Enclosed Rear Garden • Gas Fired Heating & Double Glazing • Off Street Parking & Garage • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



## The Property

This detached bungalow is conveniently positioned close to Bedale town centre, amenities and the nearby park and is perfect for those looking to put their own stamp onto a bungalow.

The property opens into a hallway which leads through to the living room and kitchen and has a useful store cupboard for coats and shoes. The kitchen comprises of a range of wall and base units with a worktop over having a tiled splashback and a one and a half bowl sink with a draining board. There are spaces for appliances, including for a range style cooker with gas and electric points with an extractor hood over. plus a washing machine and undercounter fridge and freezer. There is also a useful breakfast bar peninsula ideal for dining or as extra work space when cooking.

The living room is spacious and bright with room for sofas and dining furniture making it a lovely room for relaxing or entertaining. Off the living room the hallway leads to the bedrooms and bathroom at the rear of the property. Bedroom one is an excellent double with an attractive outlook over the rear garden and a built in wardrobe. Bedroom two is another excellent double which leads through to the conservatory at the rear. The conservatory provides a tranquil space for relaxing with French doors linking out to the rear garden. The bathroom comprises of a corner bath plus a shower enclosure with a screen door and an electric shower aswell as a pedestal mounted washbasin set and a push flush W.C.

## Outside

The front has been gravelled for ease of maintenance with a tarmac driveway providing off street parking leading to the attached garage. The garage has an up and over door with a personal door to the rear from the garden and lighting and power points. The rear garden has gated side access and is mainly gravelled with mature shrubs and trees, ideal for entertaining and all enclosed by 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 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.

Conservation Area - No

Please note the property has had spray foam insulation removed. There is a completion certificate for the work and a surveyors report available for the roof.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler or Immersion Heater

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.

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Total area: approx. 86.7 sq. metres (933.0 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	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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