3 BRIDGEGATE MEWS

BEDALE, DL8 1FA

£170,000

FREEHOLD

A contemporary styled two bedroom semi detached home with no onward chain and is located in a convenient town centre position. The property is perfect for those looking for an easier lifestyle and benefits from an easy to maintain rear garden, solar panels, electric heating system and easily accessible on street parking by the property

NORMAN F.BROWN

Est. 1967

3 BRIDGEGATE MEWS

• Two Double Bedrooms • Semi Detached Home • Convenient Town Centre Location • No Onward Chain • Electric Heating and Double Glazing • Rear Garden • Solar Panels • Contemporary Style • Video Tour Available • Enquire Today For Your Personal Viewing

The Property

This well presented, contemporary styled home is perfect for those wanting an easier lifestyle, with the convenience of town centre living and the close proximity to the A1(M) is great for commuters.

On entering into the hallway there is wood effect flooring and stairs leading to the first floor and a WC, comprising of a low level WC, pedestal mounted washbasin and a frosted double glazed window to the side. The hallway also has doors leading to the sitting room and the kitchen. The sitting room runs front to back and provides an excellent space entertaining or for relaxing with double glazed windows to the front and rear, there are television and telephone points and has wood effect flooring and provides a bright and modern feel.

The kitchen has a range of wall and base units with a work surface, one and a half bowl sink, a four ring electric hob with an extractor hood over and electric oven under with a black glass splashback and with matching upstand. There is a space for a washing machine and tall fridge freezer and a double glazed door leading out to the rear garden.

There is also underfloor heating system throughout the ground floor.

To the first floor are two excellent double bedrooms, a shower room and a built-in store cupboard. Bedroom one is a good double with a double glazed window to the rear and has a built-in double wardrobe with a dressing table. Bedroom two is another good double to the front.

The shower room has a step in shower with double sliding glazed doors with matching shower screen, low level WC, pedestal mounted washbasin with tiled splashback and a Velux window to the rear.

OUTSIDE

To the front there is a block paved lane leading to an alley which opens into Bedale town centre and there is gated access down the side of the property for bins. The rear garden has been designed for ease of maintenance in mind and is mainly gravelled with a paved path with walled boundaries, gated access to a rear lane and there is also an outside courtesy light.

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 - Yes

Parking - On Street Parking To Front

Utilities

Water – Mains (Yorkshire Water)

Heating: Electric boiler - Underfloor heating to downstairs and radiators to the first floor.

Water – Immersion Heater

Solar Panels – yes to rear elevation

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 Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

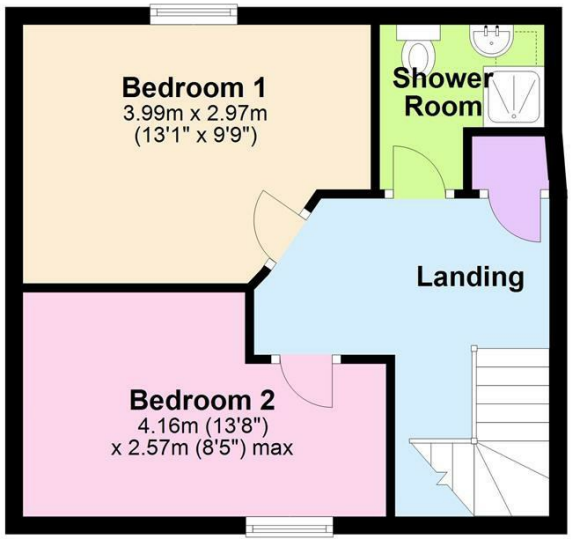
• Verify the identity of all buyers
• Check the Politically Exposed Persons and
• Check the Sanctions registers.
• Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of 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.

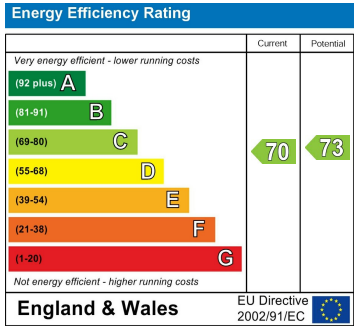
3 BRIDGEGATE MEWS

Ground Floor
Approx. 34.1 sq. metres (367.4 sq. feet)

First Floor
Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 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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