





2 BROOKSIDE

BEDALE, DL8 1NX

£225,000

FREEHOLD

A beautifully refurbished three bedroom terraced home offering buyers the opportunity to purchase with no onward chain within a popular village, ideal for Bedale, Richmond and the A1(M). The property offers bright & spacious accommodation with contemporary style served by an air source heat pump and benefiting from a private rear garden and off street parking.

NORMAN F.BROWN

Est. 1967

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• Three Bedrooms • Terraced Home • Popular Village Location • Off Street Parking • Private Rear Garden • Refurbished Accommodation • Air Source Heat Pump • Ideal for Bedale, Richmond & The A1(M) • Video Tor Available • Enquire Today For Your Personal Viewing





The Property

A superb three bedroomed mid terrace home, refurbished to an exceptional standard and located in a popular village, ideal for Bedale, Richmond and Junction 51 of the A1(M).

The property opens into the hallway where there is space for hanging coats and leads through to a spacious and bright sitting room with space for dining furniture aswell as sofas and provides a lovely space for evenings or for entertaining. The kitchen has a modern range of shaker style wall and base units with a worksurface over having a matching upstand and a single sink with a draining board. There are built in appliances including a 4 electric hob with an electric oven under and an extractor hood over plus a tall fridge freezer and dishwasher. A rear hallway leads out to the rear garden and there is a useful store cupboard that also houses the pressurised hot water cylinder. Off the rear hallway is a spacious utility room which has a work surface with space under for a tumble dryer and washing machine and is also great for extra storage.

To the first floor, the landing gives access to all three bedrooms, the bathroom and has a loft hatch and a built in cupboard for yet more storage. The main bedroom is set to the front and is an excellent double with an attractive outlook. Bedroom 2 is a good sized double bedroom and has double glazed windows overlooking the rear gardens and Bedroom 3 is to the front with an attractive outlook and is an excellent single bedroom, with a built in cupboard and would also make a great at home study. The house bathroom comprises of a 'p' shaped bath with a screen and fixed and hand held shower heads, plus a wash basin set onto a vanity unit and a low level WC.

Outside

To the front is a gravelled driveway providing off street parking for 2 cars with flower bed borders ready for planting. A shared passage to the side leads to the gated rear garden which is all enclosed with a gravelled seating area, ideal for entertaining, off the rear hallway with steps up to a lawned garden which has an inset shrub and a tree and all enclosed with a fenced boundary.

Location

Hackforth is a small village and civil parish in the Hambleton district of North Yorkshire, England, about 4 miles north of Bedale and ideal for access to Richmond, Catterick garrison, Leyburn and Junction 51 of the A1(M). It is home to a vibrant village hall and the “Greyhound” pub providing a great community feel. Nearby villages include Hornby, Langthorne and Crakehall.

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 - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Air Source Heat Pump

Water – Immersion Heater

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: 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.

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.

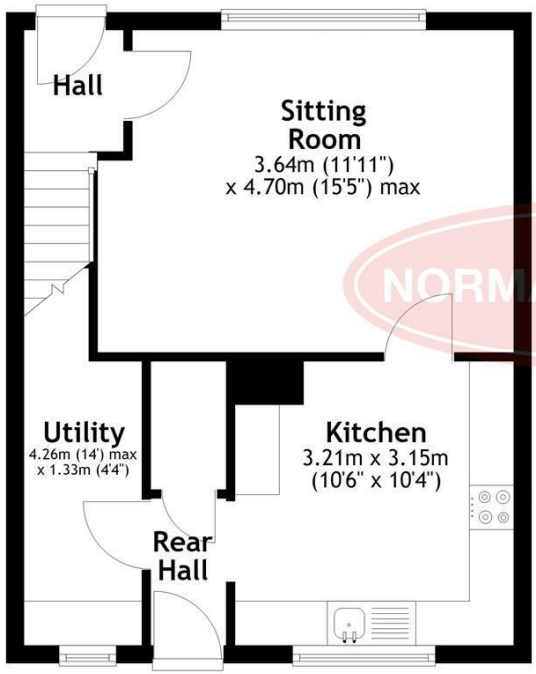
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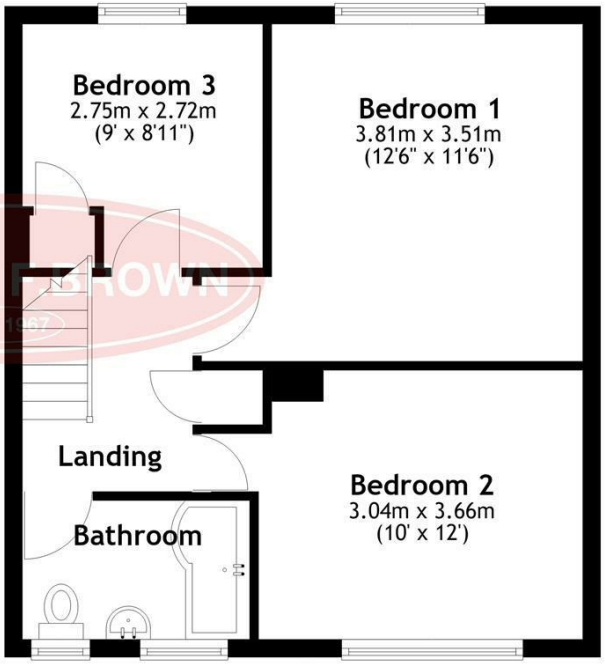




Ground Floor
Approx. 38.4 sq. metres (413.7 sq. feet)



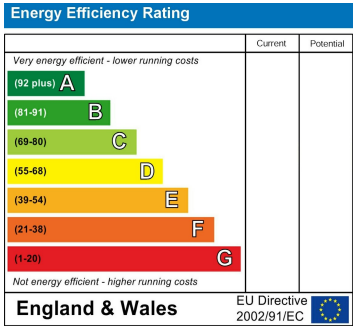
First Floor
Approx. 44.0 sq. metres (473.4 sq. feet)



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Total area: approx. 82.4 sq. metres (887.1 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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