





49 STAPLETON CLOSE

BEDALE, DL8 2UA

£385,000

FREEHOLD

A fantastic, spacious four bedroom detached home located in a quiet cul de sac within a popular area close to Bedale town centre and amenities. The property offers a great layout with well presented accommodation and also benefits from off street parking and a garage and an enclosed private rear garden.

NORMAN F.BROWN

Est. 1967

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• Four Double Bedrooms • Detached Home • Popular Location • Close To Bedale Town Centre, Schools & Amenities • Private Rear Garden • Off Street Parking & Garage • Gas Fired Heating & Double Glazing • Well Presented Accommodation & A Great Layout • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

This spacious and well presented four bedroom detached home has a layout perfect for modern lifestyles. The property is located in a quiet residential cul de sac within a popular and convenient position for the town centre, schools and amenities.

The property opens from an entrance porch into a central hallway which opens into the sitting room and kitchen and also has a useful understairs cupboard for storage and a downstairs W.C. The sitting room is spacious yet cosy room with a living flame effect gas fire set onto a marble inset and hearth. Double doors lead through to the dining room which is set to the rear of the house and is a great space for family time or for entertaining with space for a large dining table and chairs and French doors opens into the conservatory looking out over the garden. The kitchen is just next to the dining room and has a range of shaker style wall and base units with an extra wide work top over having a matching upstand with a one and a half bowl sink and drainer looking out over the garden. There are appliances including a five ring induction hob with an extractor hood over and an electric oven and grill. There is a space for a dishwasher and fridge freezer and a washing machine and dryer, hidden away behind double cupboard doors.

The first floor landing has a loft hatch with a drop down ladder to the partly boarded loft. The main bedroom is an excellent double to the front with built in wardrobes and an ensuite comprising of a walk in shower enclosure with screens and fixed and handheld shower heads plus a W.C and a pedestal mounted washbasin. Bedroom three is another excellent double bedroom with attractive views to the rear over the garden. Bedroom two is another great double bedroom to the front with a built in airing cupboard over the stairs and bedroom four is another good double bedroom to the rear. The bathroom comprises of a panelled spa bath with a shower over and screen, a push flush W.C and a pedestal mounted washbasin.

Outside to the front is a block paved driveway providing off street parking with a security bollard, leading to the garage which has an up and over door, lighting and power points. The front also has a mature beech hedge border and an attractive lawned frontage with a flower bed border continues round to the side. From the front there is gated access to the side for the rear garden with a bin store area and raised bed with railway sleeper edging for growing fruit or veggies.

The rear garden is lovely and private with the path at the side continuing onto a paved patio area off the conservatory looking over the lawned garden ideal for entertaining and with attractive shrub borders with established espaliered fruit trees and a second raised bed, hidden away in the corner. There is a great garden shed for storage with lighting and power points plus work benches and shelving and to the side is a gated off store area with another smaller shed and the rear garden is all enclosed by walled and 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 – E

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler (in garage)

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk:

Has the property ever suffered a flood in the last 5 years – yes/no

Restrictive Covenants:

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.

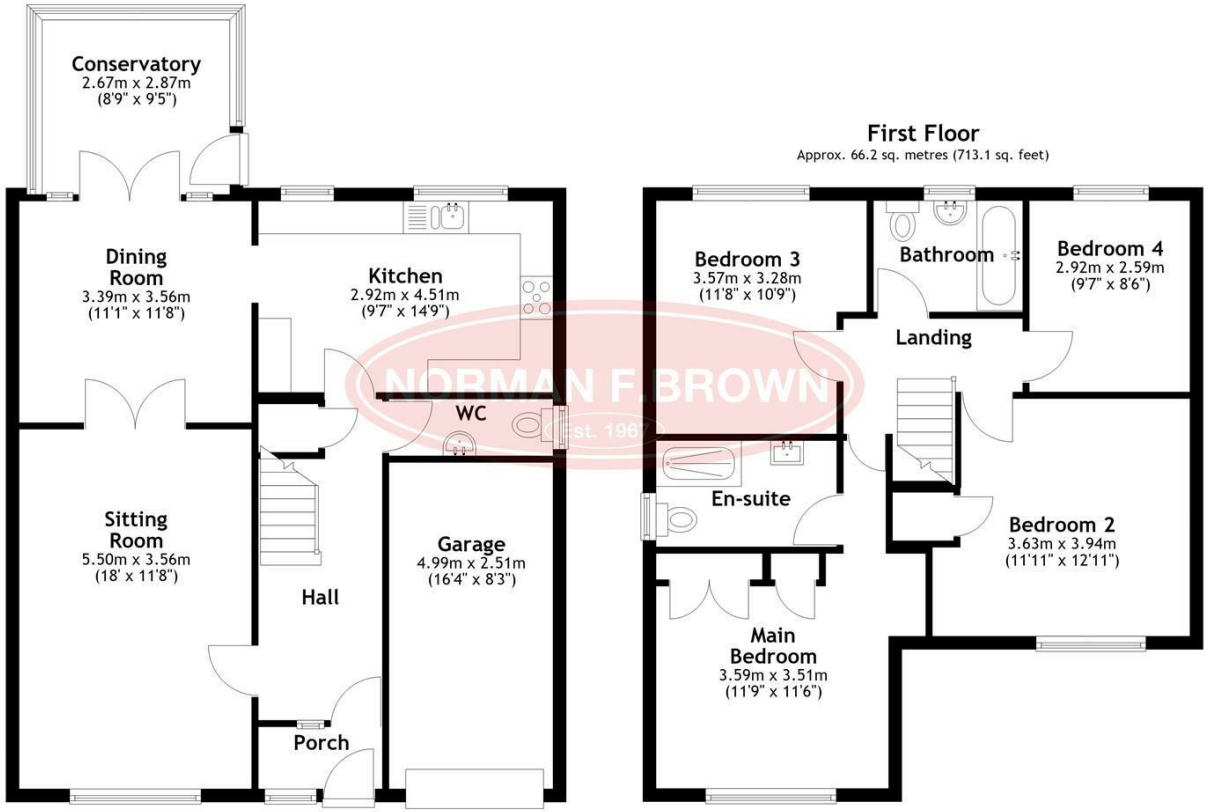
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Ground Floor
Approx. 81.3 sq. metres (874.6 sq. feet)

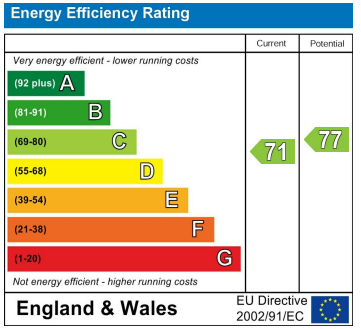


First Floor
Approx. 66.2 sq. metres (713.1 sq. feet)

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Total area: approx. 147.5 sq. metres (1587.7 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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