



## 2 FLEECE COTTAGES

BEDALE, DL8 1UP

**£120,000**  
**FREEHOLD**

A well presented character cottage situated within walking distance of Bedale town centre offered for sale with no onward chain. The well appointed accommodation comprises of a sitting room, fitted kitchen, double bedroom, bathroom, gas central heating, uPVC double glazing and a parking space to the rear.

**NORMAN F.BROWN**

Est. 1967

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• One Bedroom Cottage • Close To The Market  
Place & Town Centre • Parking To The  
Rear • Modern Kitchen and Bathroom • Gas Fired  
Heating • Double Glazing • Ideal For Junction 51 Of  
The A1(M) • Excellent rental Potential • Enquire  
Now For Your Personal Viewing • Video Tour  
Available



### Description

Located just off the Bedale Market place & town centre, this cottage is located in a convenient yet quiet position.

The property opens into a spacious and bright sitting room with a living flame effect gas fire having a pebble effect inset and hearth. Off the sitting room is a fitted kitchen comprising of a white range of wall and base units with a work surface over having a matching upstand and a single sink with drainer. There is space for a tall fridge freezer and integrated appliances include a four ring electric hob with a glass splashback and electric oven under plus a washing machine.

The first floor landing has a loft hatch with drop down ladder for access to the boarded loft which has a velux window and is carpeted so could be used for storage or as an occasional study area. The bedroom is an excellent bright double bedroom and the bathroom comprises of a panelled bath with a shower and screen over, a pedestal mounted wash basin and a low level W.C.

To the rear is a parking area, where there is parking for one car.

### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – A

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

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.

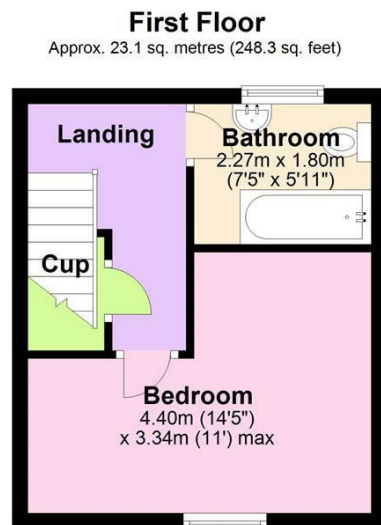
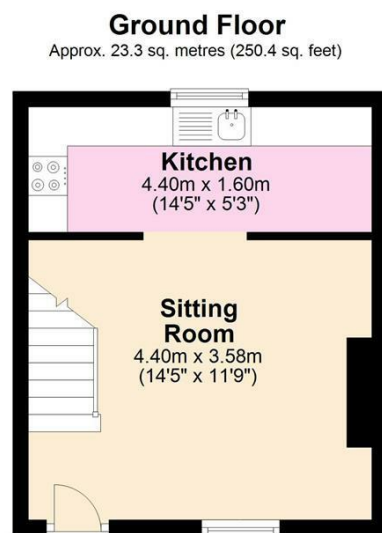
#### Location

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.

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Total area: approx. 57.8 sq. metres (622.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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