34 GREENDALE COURT

BEDALE, DL8 1FB

£145,000

LEASEHOLD

A south facing, first floor, two-bedroom apartment located in the desirable Greendale Court, Bedale. The property offers a comfortable living space of 646 square feet, making it an ideal choice for individuals or couples. Greendale Court is conveniently located, offering easy access to local amenities and transport links. This property presents an excellent opportunity for anyone looking to enjoy modern living in a peaceful setting.

NORMAN F.BROWN

Est. 1967

34 GREENDALE COURT

• Exclusive Development For The Over 60's • Two Bedroom Apartment • First Floor Location • Communal Parking & Gardens • No Onward Chain • Just Off The Bedale Town Centre & Close To Amenities • Electric Heating • Independent Living • Video Tour Available • Enquire Today For Your Personal Viewing

The Property

This spacious apartment is situated on the first floor of this conveniently positioned development on the South West side. This stunning property offers well presented and bright accommodation and is the one of largeer apartments within the development.

The property enters into a hallway with a useful store cupboard.

The living room is set on the corner of the development and is bright and spacious with French Doors to a Juliet balcony linking to the outside with attractive views over the communal gardens and has space for sofas and coffee tables and also has room for dining furniture too and an electric fireplace providing cosiness.

Double doors lead through to the kitchen which comprises of a matching range of wall and base units with a work surface over having tiled splashbacks and a single sink with drainer with a window providing a pleasant outlook to the communal garden. There are built in appliances including a 4 ring electric hob with an extractor over and an electric oven and an integrated fridge and freezer.

Bedroom one is an excellent double benefiting from built in wardrobes with mirror fronted folding doors. The second bedroom is another double which also faces on to the beautiful gardens. The bathroom has a bath with an overhead shower and curtain rail and hand rail plus a push flush W.C and a wash basin set into a vanity unit.

GREENDALE COURT provides secure independent retirement living for persons over 60 years old. There are call points in every main room for direct contact with the House Manager and there is emergency 24 hour Careline cover.

COMMUNAL FACILITIES

The residents in Greendale Court have the benefit of the following facilities:-

Residents Lounge with kitchen facilities.

Guest Bedroom with Ensuite Shower Room

Laundry Room

Refuse Room

There are attractive well stocked landscaped gardens surrounding the property with a patio seating area for the use of the residents.

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 Leasehold.

Lease Length - 125 Years From 1st March 2005
Management Charge - £5293.20p.a (Feb 2025 -Feb 2026)
Ground Rent - £460p.a

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Electric Night Storage heaters

Water – Immersion Heater

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.

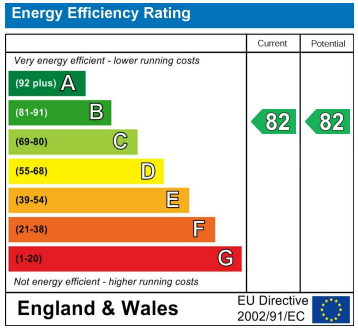
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

34 GREENDALE COURT

First Floor

Approx. 61.4 sq. metres (661.0 sq. feet)

Total area: approx. 61.4 sq. metres (661.0 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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