





NURSERY BUNGALOW, 47 BEDALE ROAD,

AISKEW, BEDALE, DL8 1BL

£360,000

FREEHOLD

A well presented three bedroom detached bungalow set in an elevated position offering a home with a contemporary style and a great layout perfect for modern lifestyles. The property benefits from extended accommodation providing a dining kitchen and there is a guest bedroom with en suite. With gas fired heating, off street parking and garage and located close to the Bedale town centre, this one is not to be missed.

NORMAN F.BROWN

Est. 1967

NURSERY BUNGALOW, 47 BEDALE ROAD,

• Three Bedrooms • Spacious Detached Bungalow • Pleasant Private Garden • Dining Kitchen Opening Into The garden • Gas Fired Heating & Double Glazing • Close to the Bedale Town Centre • Off Street Parking & Garage • Great Layout • Enquire Today To Arrange Your Personal Viewing • Video Tour Available





The Property

Set in an elevated position off Bedale Road, this spacious detached bungalow offers an excellent home with a contemporary layout and style, perfect for modern lifestyles.

The property opens into a large central hallway leading to the three double bedrooms, bathroom, sitting room and dining kitchen, with access to the loft via a hatch.

The sitting room is positioned to the front and has dual aspect windows creating a bright yet cosy room, complete with a log burning stove set into an inglenook brick fireplace with stone surround and hearth. The dining kitchen is a great space for entertaining or for family time. The kitchen itself has a range of shaker style wall and base units with a silestone worktop over having tiled splashbacks and an inset one and a half bowl sink with drainer. There are spaces for a dishwasher and an American style fridge freezer as well as a range style cooker with a 5 ring gas hob on top of electric ovens with an extractor hood over. The bright dining area is set into the extension open to the kitchen and has space for a large dining table and chairs and has two Velux windows in the roof and windows to all sides plus French doors out to a paved seating area in the garden. A door off the dining area also leads to a utility or boot room to the back of the garage which has a store cupboards plus plumbing for a washing machine and space for a tumble dryer under a worktop. A door leads out to a gravelled garden area to the rear where the log store can be found.

Bedroom 1 is an excellent double bedroom with a window to the side and bedroom two is another good double looking out to the front, perfect for guests or use as the main bedroom with an ensuite shower room that comprises of a walk in shower with sliding glazed screen doors and a washbasin and WC set into the corners. Bedroom three is an excellent single bedroom or a smaller double which has a boiler cupboard and is currently used as an at home office. The spacious house bathroom comprises of a four piece suite including a step in shower with glazed screen and fixed and handheld shower heads, a tile sided bath with a mixer tap over as well as a push flush WC and pedestal mounted washbasin.

Outside is a large plot that is accessed from Bedale Road by a sweeping tarmac driveway leading to a hard standing parking area with a turning area also cleverly incorporated. The attractive frontage is mainly lawned with an inset tree and mature planted borders having a range of shrubs with gated access to the sides for the rear garden. The garage itself has a roller door and light and power points.

The rear garden has a private gravelled and paved seating area off the French doors to the dining area, another great space for entertaining with a side garden used as a veg patch having a fenced boundary and gate to the front and a walled boundary with fence atop to the rear.

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 – D

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: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants:

AML Policy (When an offer is accepted):

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

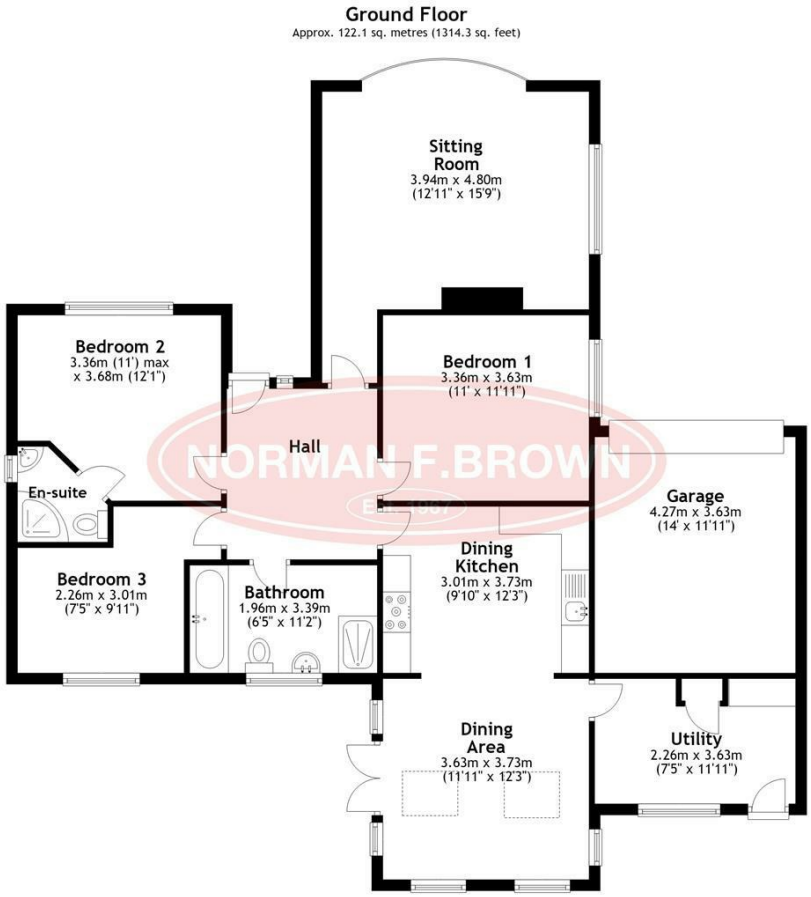
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase.

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.



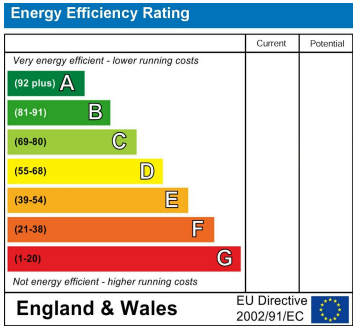






Total area: approx. 122.1 sq. metres (1314.3 sq. feet)





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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN
Est. 1967