



**31 JUBILEE ROAD, AISKEW,
BEDALE, DL8 1FD**

**£240,000
FREEHOLD**

A spacious, light and bright three bedroom semi detached home with a great layout and contemporary style. The property is located In Aiskew, close to Bedale town centre and amenities with the A1(M) also nearby. The property benefits from a dining kitchen opening out to the enclosed South facing rear garden, overlooking open fields, a main bedroom with ensuite plus off street parking.

NORMAN F.BROWN

Est. 1967

31 JUBILEE ROAD, AISKEW,

- Semi Detached • 3 Bedrooms • Ensuite • South Facing Garden With Attractive Views • Off Street Parking • Contemporary Style & Great Layout • Gas Fired Heating & Double Glazing • Ideal For Bedale, Northallerton & Junction 51 Of The A1(M) • Marketing Video Available • Enquire Today For Your Personal Viewing



Description

A superb three bedroomed semi detached home located in a quiet residential area with attractive views to the rear over open fields and is perfect for access into Northallerton and Bedale with the added plus of Junction 51 of the A1(M) also being close by.

The property opens into the hallway where there is space for hanging coats. Leading on to a cosy sitting room providing a lovely space for evenings or for entertaining, and benefits from built in understairs storage. Then leading on through to an inner hallway, which has a useful understairs cupboard plus a door to the downstairs WC, which has a pedestal mounted washbasin and a low level WC. The dining kitchen has a modern range of wall and base units with a worksurface over having a matching upstand and a one and half bowl drainer sink with a mixer tap. There is a 4 ring gas hob with a stainless steel splashback, an electric oven under and an extractor hood over and spaces for kitchen appliances. The dining area has a large dining table and chairs and has double glazed French doors with matching side panel windows opening out into the garden, again a lovely space for entertaining or for families to be together.

The spacious landing gives access to all three bedrooms, the bathroom and the loft hatch, which is partly boarded. The main bedroom is set to the front and is an excellent double with built-in wardrobes and has an ensuite, which has a step-in, rainfall shower, low level WC and a pedestal mounted washbasin. Bedroom 2 is a good sized double bedroom, with fitted wardrobes and has double glazed windows overlooking the rear gardens and fields. Bedroom 3 is a good sized single, also to the rear overlooking the gardens which would also make a great at home study as an alternative use. The house bathroom has a panelled bath with a shower over, a pedestal mounted washbasin and a

low level WC.

Outside

To the front there is a tarmac driveway providing off street parking with gated access to the side for the rear garden where there is also an EVC charger.

The South facing rear garden has a paved patio seating area with access from the dining kitchen, which looks out over a mainly lawned garden with a sunken trampoline, and a second patio seating area, benefitting from the evening sun and a shed for storage and an all enclosed garden with a fenced boundary.

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 providing easy 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 Freehold.

Annual Service Charge: £160.56

Construction: Standard.

To the rear of the garden is the Wensleydale Railway Line which is a tourist railway and not a mainline rail line.

Conservation Area - Yes

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

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.

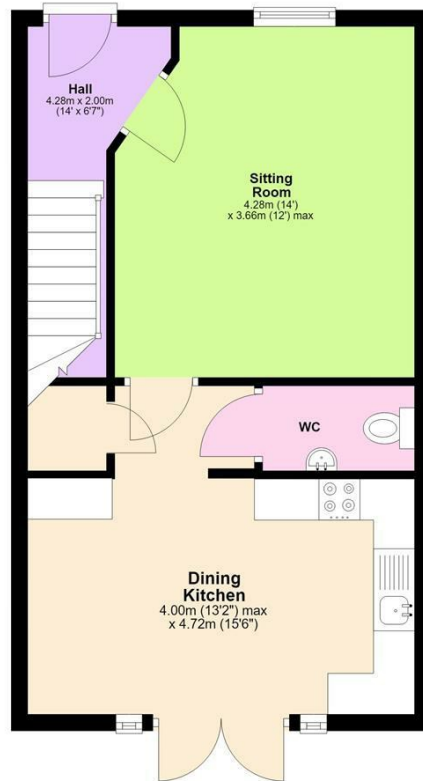
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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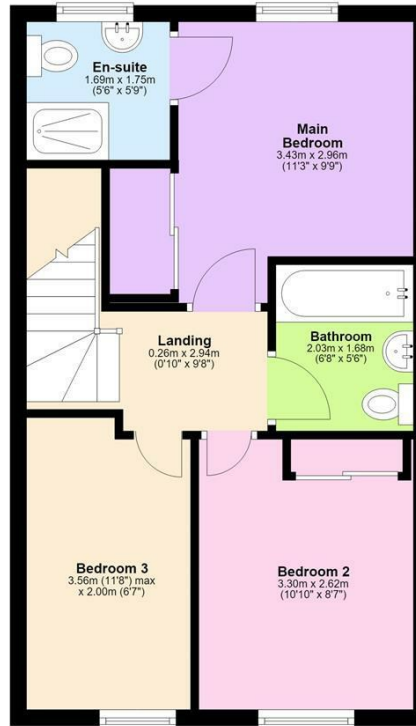
Ground Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 79.0 sq. metres (850.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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