



## 36 OAK TREE ROAD BEDALE, DL8 1UE

**£235,000**  
**FREEHOLD**

An excellent three bedroom semi detached house located in a popular area close to Bedale town centre and ideal for the A1(M). The property offers well presented accommodation with a great layout that also benefits from an enclosed rear garden, garage, off street parking and viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967



# 36 OAK TREE ROAD

- Three Bedrooms • Well Presented Semi Detached Home • Convenient Location • Off Street Parking & Garage • Enclosed Rear Garden • Gas Fired Heating • Close To Bedale Town Centre • Contemporary Kitchen & Shower Room • Video Tour Available • Enquire Today For Your Personal Viewing



## The Property

This excellent three bedroom semi detached home is located close to the town centre and has an excellent layout.

The property opens into a hallway which leads through to the sitting room. The sitting room is perfect for cosy evenings with a living flame effect gas fire having a wood surround and a stone inset and hearth. To the rear of the house is the dining kitchen which is a great space for family time or for entertaining with the dining area having space for a 6 person table and chairs and there are patio doors out to the rear garden too. The kitchen itself comprises of a range of wall and base units with a work surface over having a matching upstand and a one and a half bowl sink with a drainer. There are integrated appliances including a slimline dishwasher, a four ring induction hob with an extractor hood over and an electric oven under and there is also space for a washing machine and a tall fridge freezer. The kitchen also has a door to the side to the driveway and a useful under stairs cupboard for extra storage.

Upstairs the landing has a built in cupboard housing the combi boiler and there is a loft hatch with a drop down ladder for access to the part boarded loft. Bedrooms one and two are both great double bedrooms, with bedroom one having built in wardrobes. Bedroom three is a good single which would also make a great study for those that work from home. The contemporary styled shower room comprises of a large shower enclosure with a screen door, fixed and handheld shower heads and there is also a push flush W.C and a washbasin set into a vanity unit.

## Outside

There is an attractive lawned frontage with a walled

boundary to the front with a tarmac driveway providing off street parking leading to the garage at the side, which has an electric roller door, personal door to the rear into the garden as well as lighting and power points. The rear garden has gated access from the driveway and is mainly lawned, with a paved seating area off the patio doors of the dining area overlooking the lawn which has mature planted borders with a mix of shrubs and a retaining wall border and all enclosed by fenced and walled boundaries. There is also a useful garden shed to the rear of the garage.

## 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 Freehold

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:

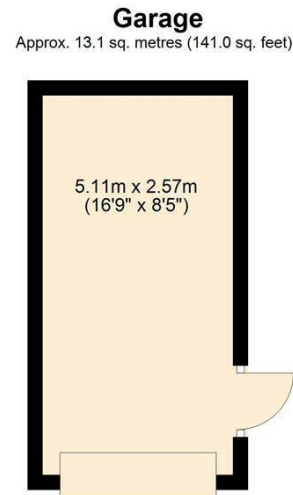
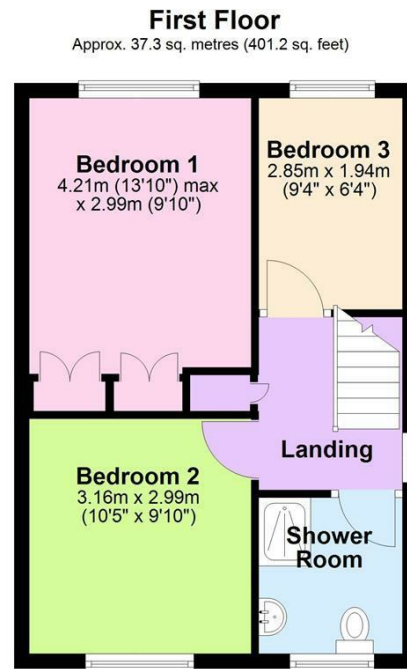
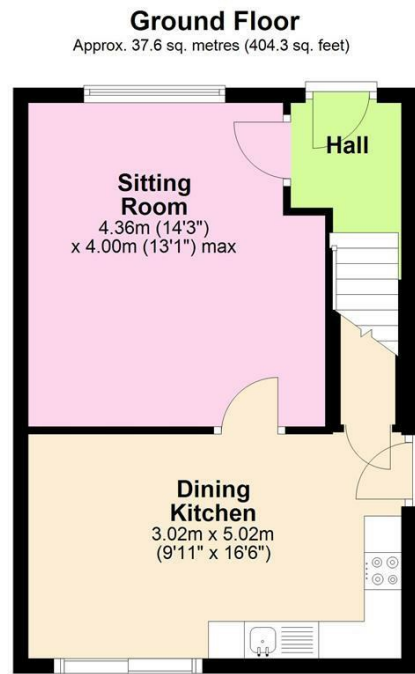
- Verify the identity of all buyers

- 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.

## 36 OAK TREE ROAD





Total area: approx. 87.9 sq. metres (946.5 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

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

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

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Est. 1967