





7A THE OLD PICKLE HOUSE, THE WYND

BEDALE, DL8 1EW

£194,000

FREEHOLD

A stylish and contemporary new build home located close to the Bedale Town Centre. A two double bedroomed semi detached bungalow with a cosy feel with all of the benefits of an easy and convenient lifestyle with the town centre on your doorstep. The property is neatly tucked away and provides for a quiet an tranquil setting including a private garden, open plan living with modern fixtures and fittings and is offered for sale with no onward chain.

NORMAN F.BROWN

Est. 1967

7A THE OLD PICKLE HOUSE, THE WYND

• Two Double Bedrooms • Private Garden • Convenient Town Centre Position • Easy Lifestyle • Contemporary Style & Great Layout • Perfect For A Bolt Hole Or Lock Up And Leave • No Onward Chain • New Build • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

One of two new builds, this two double bedroomed semi detached bungalow is hidden away in a quiet and convenient position just off the Bedale town centre.

The property opens with a step down into an impressive open plan living area incorporating sitting, dining and kitchen areas with a cosy and elegant style plus French doors out to the private garden, an ideal space for entertaining or for cosy evenings. The sitting area has room for sofas and coffee tables with an attractive outlook via the French Doors to the garden. The dining area has space for a six person table and chairs and is just off the kitchen, which comprises of a range of shaker style wall and base units with a work surface over having a matching upstand and a single sink. Appliances include a four ring electric hob with an extractor hood over plus an electric oven under and an integrated washing machine, fridge freezer and a slimline dishwasher.

A rear hall leads to the two double bedrooms and the bathroom. Bedroom two is perfect for a guest double or could be used as an at home study. Bedroom one is a fantastic bright double to the rear of the bungalow and there is a skylight and window that looks out towards the garden, there is also a built in cupboard housing the immersion heater. The bathroom comprises of a panelled bath with a shower screen and fixed and handheld shower heads, a push flush W.C and a washbasin sat onto a vanity unit.

Outside

To the front is an attractive lawned garden with a Mediterranean style seating area with gated access from The Old Pickle House car park and fenced and walled boundaries.

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.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – TBC

EPC - C Rating (Based on SAP Report)

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - Yes (Bedale)

Parking: On street in disc zones or free Parking is available (On a first come first served basis) on the Cobbles in the Market Place. No Parking is available in the car park for the Old Pickle House.

Access: Right of easement over The Old Pickle House Car park but no parking within it.

Bins: Consent to stores bins and easement right over land outside entrance gate

Utilities

Water – Mains (Yorkshire Water)

Heating: Electric Radiators

Water – Dual Economy Hot Water Cylinder

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: 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.

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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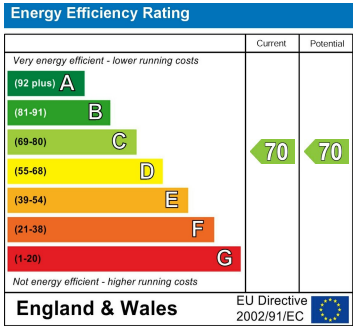
Ground Floor

Approx. 61.4 sq. metres (660.9 sq. feet)



Total area: approx. 61.4 sq. metres (660.9 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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