



## 3 INGS VIEW, AISKEW BEDALE, DL8 1DP

**£225,000**  
**FREEHOLD**

A well cared for three bedroom detached home that is ready for modernisation. Located in a quiet cul de sac, the property is not far from the Bedale town centre and amenities with the A1(M) also easily accessible. The property benefits from off street parking & a garage, an attractive rear garden and is offered for sale with no onward chain.

**NORMAN F. BROWN**

Est. 1967

## 3 INGS VIEW, AISKEW

- Three Bedrooms • Detached Home • Well Cared For & Ready For Modernising • Quiet Cul De Sac Position • Off Street Parking & Garage • Gas Fired Heating & Double Glazing • Ideal For Bedale Town Centre & The A1(M) • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



### The Property

An excellent opportunity to modernise a well cared for home set in a quiet cul de sac, close to Bedale town centre and amenities.

The main entrance is to the front of the property and leads into an entrance hallway, with stairs to the first floor ahead. To the right hand side lies the open plan living and dining room, with a suspended bow window to the front and a window off the dining area looking out to the garden. The living room offers an electric fire with an attractive surround and storage is offered by an understairs cupboard. Off the dining area is the kitchen which is fitted with a range of wall and base units, with a work surface which incorporates a single sink and draining board all with tiled splash backs. There is a four ring gas hob with an extractor hood over and an electric oven under plus, an integral fridge with a freezer compartment and there is also space for a washing machine and a part glazed door that leads out to the garden.

On the first floor, there are three bedrooms, two of which are doubles and a single. The main bedroom is to the front and offers a built in dressing table while the second bedroom faces the rear and is a small double with a built in wardrobe. The third bedroom is a single, with a front facing aspect and a built in overstairs cupboard housing the boiler. The accommodation is completed by the shower room

which comprises of a step in shower enclosure with electric shower and double sliding screen doors plus a pedestal mounted washbasin and a push flush W.C.

Externally, the front of the property has a lawned garden with mature shrub borders. To the side, there is a long driveway which leads to a garage with an up and over door, lighting and power points. To the rear, there is an enclosed garden with steps up from the driveway to the lawned area with mature planted borders and shrubs, an inset tree and a potting shed.

### 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.

Construction: Standard

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.

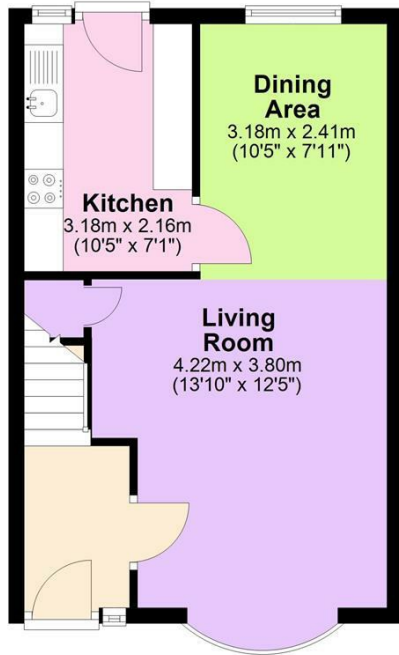
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 3 INGS VIEW, AISKEW



### Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



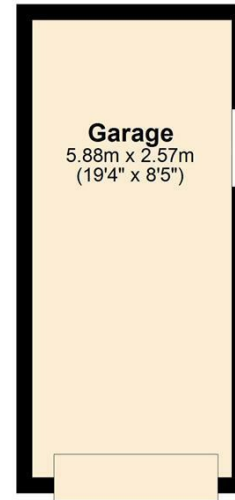
### First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)

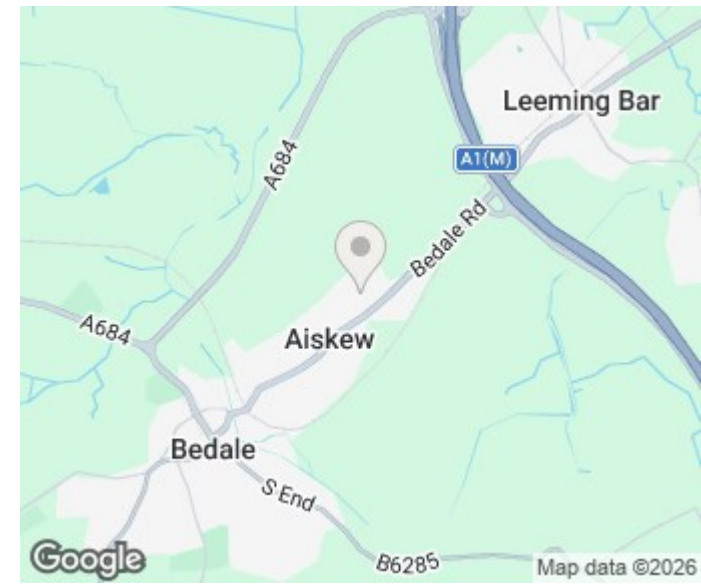


### Garage

Approx. 15.1 sq. metres (162.6 sq. feet)



Total area: approx. 89.0 sq. metres (958.4 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>	<b>67</b>	<b>76</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

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