



CHERRY GROVE, AISKEW, BEDALE

OFFERS IN THE REGION OF £180,000



Northallerton
Estate Agency



Cherry Grove

Bedale, DL8 1BE

The property comprises a brick built with clay tile roof 2-bedroom semi-detached bungalow situated in a quiet and accessible residential area of Aiskew within walking distance of Bedale town centre and local amenities and is in easy reach of the A1 and the North Yorkshire Dales. The property enjoys UVPC double glazing and gas fired central heating.

- 2-Bedroom
- Highly Sought After Area
- Low Council Tax Band B
- Semi-Detached Bungalow
- Nicely Presented



Entrance

Entering the property up a step and through a UVPC double glazed front door with central etched glass panel into the entrance hall with 2 ceiling light points, radiator, wall mounted cloaks hanging.

Sitting room

Centre ceiling light point, radiator, BT Openreach point, TV and satellite point.

Dining kitchen

Attracting range of contemporary cream fronted base and wall cupboards, wooden effect worksurfaces with inset 4-ring brushed steel gas hob, glass and brushed steel electric oven and grill beneath, unit inset single drain single bowl stainless steel sink unit with quality mixer tap over, space and plumbing for washing machine, unit matched fridge, terracotta tiled splashbacks, brushed steel splashback to hob with extractor over with light and fan. Dining area enjoys a continuation of the base and wall cupboards, radiator, centre ceiling light point, wood effect lino floor, upper etched glass panelled double glazed door to rear garden.

Bedroom 1

Ceiling light point, radiator, TV point, built in double wardrobe with cloaks hanging rail and cupboard storage above.

Bedroom 2

Ceiling light point, radiator, built in double wardrobe with cloak hanging rails and shelf storage above.

Bathroom

White suite comprising panelled bath with thermostatically controlled mains shower over, fully tiled around the bath, ½ tiled to the rear of the pedestal washbasin with easy turn taps, duo flush toilet, ceiling light point, ceiling mounted extractor, boiler cupboard housing a Viessman condensing combi central heating boiler.

Garden

To the front of the property there is 2 areas of lawn with central concrete steps up to the front door and a continuation of the concrete proceeds around the property giving gated access to the rear garden. The rear garden is made up of 2 flagged patios with inset areas of lawn, post and plank fencing at the rear with a gated access to the parking, outside tap, outside store shed.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYC TAX BAND - B

EPC - D

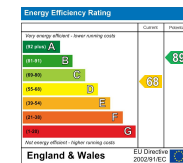


Call us to arrange a viewing on **01609 771959**

The floor plan shows a rectangular apartment layout. On the left is a large **SITTING ROOM** (14'3" x 12'0" / 4.34m x 3.66m). To its right is **BEDROOM 1** (11'3" x 10'10" / 3.43m x 3.30m). Below the sitting room is the **KITCHEN/BREAKFAST** area (12'4" x 10'8" / 3.76m x 3.25m), which includes a stove and a sink. To the right of the kitchen is a central **HALLWAY** that provides access to **BEDROOM 2** (10'11" x 7'0" / 3.33m x 2.13m) and a **BATHROOM** (7'6" x 6'5" / 2.29m x 1.96m). The bathroom contains a bathtub, toilet, and sink. Two **WARDROBE** closets are located near the bedrooms. The entrance is at the bottom center, leading into the hallway.

Room	Dimensions (ft)	Dimensions (m)
Sitting Room	14'3" x 12'0"	4.34m x 3.66m
Bedroom 1	11'3" x 10'10"	3.43m x 3.30m
Bedroom 2	10'11" x 7'0"	3.33m x 2.13m
Kitchen/Breakfast	12'4" x 10'8"	3.76m x 3.25m
Bathroom	7'6" x 6'5"	2.29m x 1.96m

TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.



In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.



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