



24 ASH TREE ROAD

BEDALE, DL8 1UQ

£235,000
FREEHOLD

An excellent three bedroom semi detached house located in a popular area close to Bedale town centre with easy access to the A1(M) for commuters. 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

24 ASH TREE ROAD

- Three Bedrooms • Semi Detached House • Great Layout • Contemporary Style • Off Street Parking & Garage • Private & Enclosed Rear Garden • Close To Bedale Town Centre, Schools & The A1(M) • Gas Fired Heating • Viewing Tour Available • Enquire Today For Your Personal Viewing



The Property

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

The property opens into a hallway with space for hanging coats and has a downstairs W.C hidden away under the stairs. The sitting room is perfect for cosy evenings with a living flame effect gas fire. To the rear of the house is a superb 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 French Doors out to the rear garden too. The kitchen itself is separated from the dining area by a peninsula with a breakfast bar and comprises of a range of shaker style wall and base units with a work surface over having a matching upstand and a single sink with drainer. There are integrated appliances including a tall fridge and freezer and a washing machine, plus space for an electric cooker with an extractor hood over.

Upstairs the landing has a loft hatch with a drop down ladder for access to the part boarded loft and there is a built in airing cupboard for storage. Bedrooms one and two are both great double bedrooms with fitted wardrobes and bedroom three is a good single which would also make a great study for those that work from home. The contemporary styled house bathroom comprises of a 'p' shaped bath, with fixed

and handheld shower heads over and a screen, a push flush W.C and a pedestal mounted washbasin.

Outside

There is an attractive lawned frontage with a walled boundary and shrub border with a long tarmac driveway providing off street parking leading to the garage, which has an up and over door, lighting and power points. The rear garden has gated access from the driveway and has a paved seating area off the French Doors of the dining area overlooking a well kept lawn and there is a useful garden shed. The garden is all enclosed by fenced 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 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

Extensions/Additions: Ground Floor

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas - Mains

Water – Combi Boiler (in airing cupboard)

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coversage-and-speeds/pfcom-checker

Flood Risk:

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

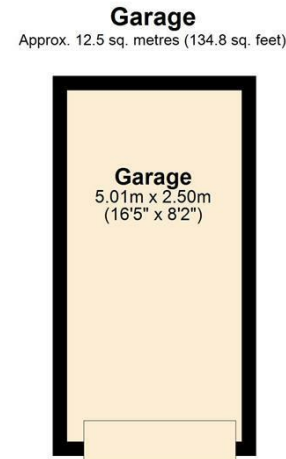
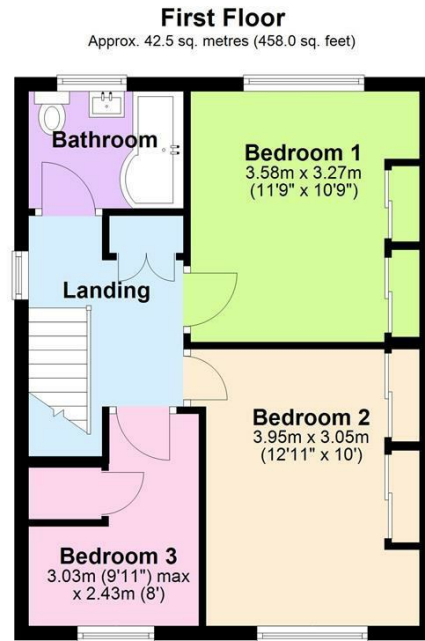
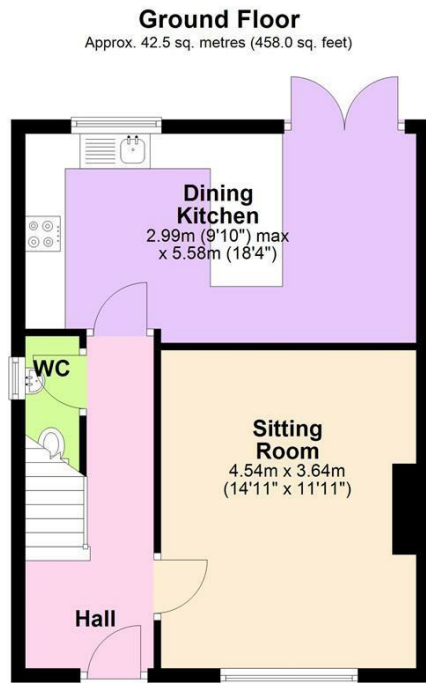
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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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Total area: approx. 97.6 sq. metres (1050.7 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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