



7 VICTORIA TERRACE

BEDALE, DL8 2DA

£325,000
FREEHOLD

A character three bedroomed end terraced home located close to the Bedale Market Place and town centre. The property offers well presented and spacious accommodation with a great layout and a cosy feel with benefits including a lovely private rear garden that extends down to the path by Bedale Beck, off street parking, double glazing and a gas fired heating system.

NORMAN F. BROWN

Est. 1967

7 VICTORIA TERRACE

• Three Bedrooms & 2 Bathrooms • End Terrace
Character Home • Lovely Gardens • Off Street
Parking • Great Layout • No Onward Chain • Close
To Bedale Town Centre & Ideal For The A1(M) • Gas
Fired Heating & Double Glazing • Video Viewing Tour
Available • Enquire Today for Your Personal Viewing



The Property

This end terrace character home is located conveniently close to the Bedale town centre and offers a great layout and lovely gardens, ideal for keen gardeners and entertaining.

The property opens into a spacious hallway with stairs to the first floor, space for hanging coats etc and leads into the sitting room and dining kitchen. The spacious and bright sitting room is to the front and has a log burning stove with a stone hearth providing a cosy feel. The dining kitchen is great for entertaining with a central space for a large dining table and chairs. The kitchen itself comprises of a range of wall and base units with a work surface over having tiled splashbacks and a single sink with a draining board. There are spaces for a tall fridge freezer, dishwasher and a washing machine plus an electric range style cooker with an extractor hood over. A glazed door leads through to a bright rear hallway with French doors out to the garden and there is also a downstairs shower room comprising of a shower enclosure with screen doors, a pedestal mounted washbasin and a push flush W.C.

The first floor landing has a useful built in cupboard and leads to the three bedrooms and the family bathroom. Bedroom one is an excellent double to the front and bedroom two is another nice sized double bedroom facing to the side and bedroom three is an excellent single bedroom that would also make for a great at home study for those working from home. The family bathroom is spacious and includes a walk in shower enclosure with sliding screen doors, plus a panelled bath, push flush W.C and a pedestal mounted washbasin.

Outside

To the front is an attractive garden with a lawned frontage having mature planted borders and a paved driveway providing off street parking.

The substantial rear gardens are stunning with cleverly designed areas for all garden lovers. From the kitchen is a gravelled entertaining area with a brick shed for storage with a path leading to an orchard and veg patch, beyond the orchard is a decked entertaining area with a summer house for storage leading down to a lawned garden with gated access out to the side path to Bedale beck and all enclosed by a hedged boundary.

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 - Yes (Bedale)

Please note number 6 Victoria Terrace has a pedestrian right of way across the rear for access to the main road.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

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.

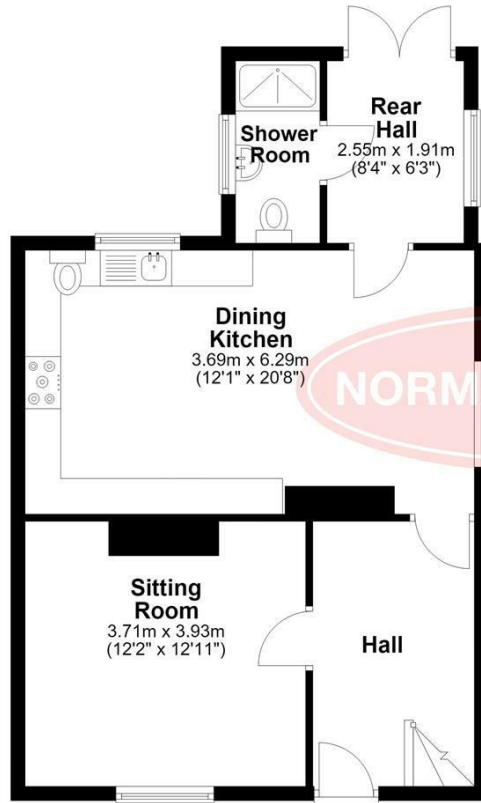
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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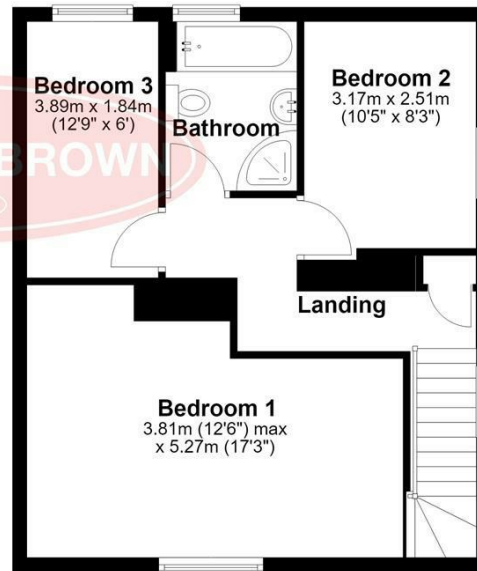
Ground Floor

Approx. 55.6 sq. metres (598.5 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 103.3 sq. metres (1112.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(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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