



## 94 SOUTH END BEDALE, DL8 2DS

**£475,000**  
**FREEHOLD**

Take a look at this Character Home with the WOW factor. Located close to Bedale town centre, schools and junction 51 of the A1(M), this lovely semi detached home is conveniently positioned and offers spacious accommodation over three floors with a superb layout to suit a variety of lifestyles. The property benefits from character and stylish accommodation with a private rear garden, off street parking and a garage.

**NORMAN F. BROWN**

Est. 1967

# 94 SOUTH END

- Four Bedrooms • Superb Semi Detached Home • Great Layout With Wow Factor • Convenient Location For Bedale Town Centre, Schools And Junction 51 Of The A1(M) • Spacious Accommodation With Character Features • Lovely Private Garden • Off Street Parking & Garage • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This character home is located in a highly convenient location offering space and style and a fantastic layout with a wow factor.

Opening into the hallway which has mosaic tiled flooring the character is immediately on show with ornate cornice work and high ceilings. The sitting room is set to the front and is a cosy room with a bay window.

Off the hall is lovely spacious kitchen opening to a dining room. The kitchen comprises of a range of shaker style wall and base unit's with a Farrow and Ball colour scheme and a wood worktop over. There is a one and a half bowl sink with a draining board plus a range style cooker with a five ring gas hob top and electric ovens and a grill under. There are spaces for an American style fridge freezer as well as a washing machine and dishwasher and the central island is a great feature for entertaining or extra worktop space for cooking. The dining area is a cosy entertaining space with room for a large dining table and chairs plus a range of built in cupboards for storage.

Off the kitchen to the rear is a superb space currently used as a games room with high ceilings opening to a sun room and with a downstairs shower room off, it would also make a great at home gym or studio. The sun room is another quiet space to sit and relax with a great outlook over the garden and French Doors open out into the private garden and a patio area, also

accessible off the kitchen.

The first floor landing opens to three bedrooms and a shower room. Bedrooms one and two are both excellent doubles with bedroom four to the rear, a smaller double bedroom currently used as a study with an impressive high ceiling and access to the loft. The shower room has a step in shower enclosure with sliding screen door, a fixed and a hand held shower heads plus a low level W.C, pedestal mounted wash basin and a built in airing cupboard.

A staircase from the landing leads up to the second floor and bedroom three which is in the converted loft. Another good double bedroom with velux windows to the rear, eaves storage and an en suite W.C which comprises of a push flush W.C, a pedestal mounted wash basin and a built in cupboard.

## Outside

To the front is a block paved driveway providing off street parking for multiple cars and leading to the detached garage. The garage has lighting and power points plus double timber doors to the front and back.

The rear garden is lovely and private and a great sun trap. The paved patio area off the kitchen and sun room provides a discreet area for entertaining and beyond the sun room is a superb garden with another patio area overlooking a lawn with mature planted borders having a mix of shrubs, flowers and inset

trees. There is also a greenhouse and a shed for extra storage.

### 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 – D

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

Construction: Standard

Conservation Area - No

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Hot Water Cylinder / Immersion Heater

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)

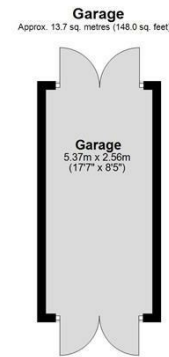
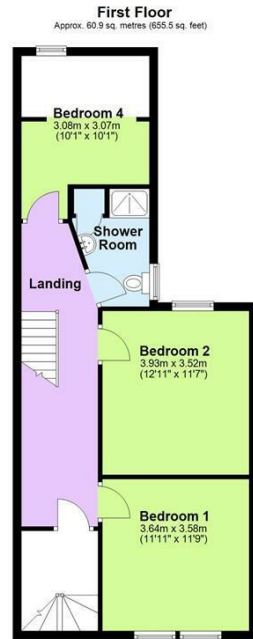
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

## 94 SOUTH END





Total area: approx. 219.7 sq. metres (2364.3 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>			
(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	
			<b>81</b>
		<b>69</b>	

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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