



**CARVERS**  
SALES & LETTINGS

The Newsteads, Bedale Road  
Aiskew, Bedale, DL8 1BL  
Offers in the region of £170,000

House - Terraced



A beautifully presented two double bedroomed terraced home with off street parking and front and rear gardens. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes an entrance hall, spacious living room with under stairs storage, kitchen/dining room fitted with a modern range of wall and base units including integrated oven, hob, dishwasher and washing machine and door to the rear garden. There is also a ground floor cloak room/wc. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite with shower over the bath. Externally there is a front garden and allocated parking space and an enclosed rear garden with pedestrian gate. There is also visitor parking within The Newsteads. The property is within walking distance of Bedale and is well positioned for access to Northallerton and the A1M.



- Modern two double bedroomed end terraced home
- Spacious living room
- Ground floor cloak room/wc and first floor bathroom
- Allocated parking space and visitor parking
- Vacant possession
- Beautifully presented living accommodation
- Kitchen/dining room with integrated appliances
- Gas central heating and double glazing
- Front garden and enclosed rear garden
- No onward chain

#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band B

Annual communal maintenance charge £150 Via Newsteads Management Ltd

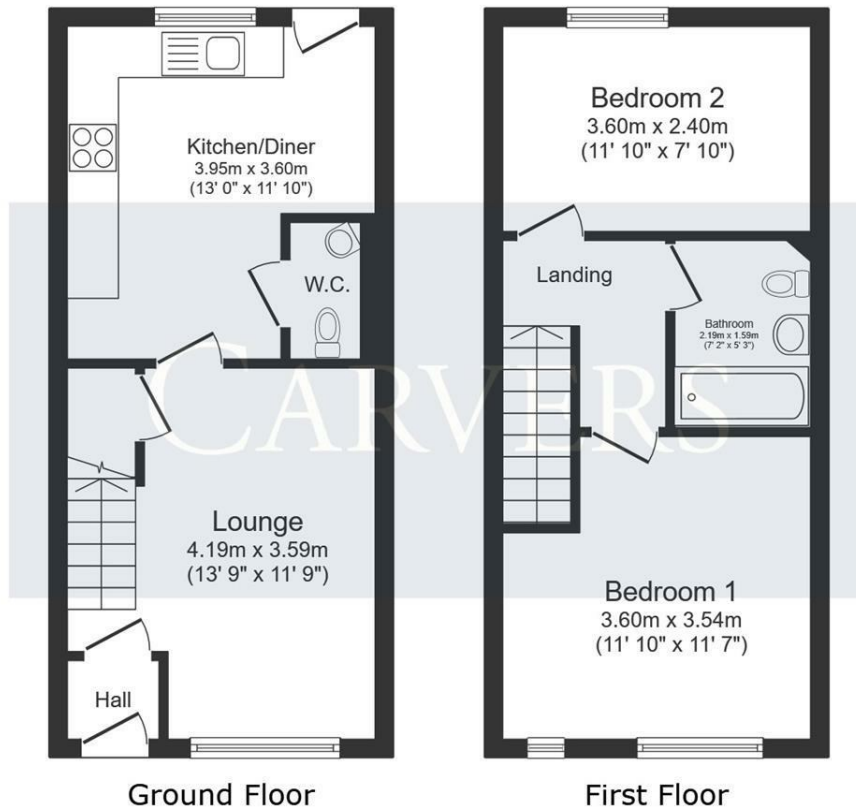
#### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(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

Property size taken from EPC  
624.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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