



**31 FITZALAN ROAD**  
**BEDALE, DL8 2DU**

**£155,000**  
**FREEHOLD**

A fantastic opportunity to put your stamp onto a classic three bed semi detached home benefiting from a private garden, gas fired heating and a great location close to Bedale town centre, schools, the leisure centre and perfect for the A1(M).

**NORMAN F. BROWN**

Est. 1967

# 31 FITZALAN ROAD

- Three Bedroom End Terrace • No Onward Chain • Private Rear Garden • Close To Bedale Town Centre, Schools & Leisure Centre • Great Layout • In Need Of Cosmetic Attention • Gas Fired Heating • Great Potential • Video Tour Available • Enquire Today For Your Personal

Viewing



## The Property

This classic 3 bedroom semi detached home is nestled away, close to Bedale town centre, schools and the leisure centre. This home is ideal for those looking for a property they can move straight into and then put their own stamp on, with its great layout and location.

The property opens into a central hallway with stairs to the first floor and doors to the sitting room and dining kitchen. The sitting room is nice and bright with windows to the front and French doors to the rear garden and there is an open fire with a wood surround, tiled inset and a stone hearth providing a cosy feel. The dining kitchen is a great space for family time or entertaining with space for a dining table and chairs. The kitchen itself comprises of wall and base units with a work surface over having a matching upstand with tiled splashbacks and a one and a half bowl sink with a draining board. There are integrated appliances including a dishwasher and an extractor hood over a range style cooker with gas hobs and electric ovens. There are also spaces for a tall fridge freezer and washing machine and a central island has cupboards under for further storage, a breakfast bar and a space for a wine fridge under.

To the first floor the landing opens to the three bedrooms and has a built in cupboard. Bedrooms one and two are to the front, both excellent doubles with bedroom one having a built in over stairs cupboard and a second built in cupboard. Bedroom three is a good size single to the rear and the house bathroom has a contemporary style including a panelled 'p' shaped bath with fixed and handheld shower heads plus a screen, a push flush W.C and a washbasin set onto a vanity unit.

## Outside

To the front is mainly hard standing and gravelled with a

shrubby. There is gated access to the rear at the side which has a paved seating area overlooking a lawned garden with planted borders having railway sleeper style edging and a further decked seating area provides another great space for entertaining. A substantial garden shed provides useful storage too.

## 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 - No

Parking is on street. There is no dropped kerb from the street.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

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

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 - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

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.

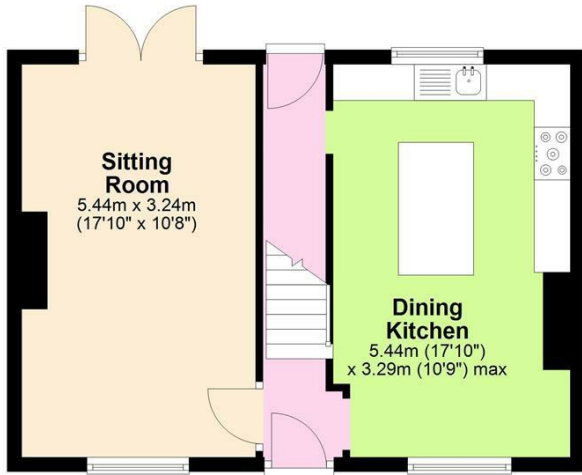
## 31 FITZALAN ROAD





**Ground Floor**

Approx. 41.4 sq. metres (445.4 sq. feet)



**First Floor**

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 82.8 sq. metres (890.7 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 75        |
| (55-68) D                                   |  | 62                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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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