





THE NOOK, BACK LANE,

AISKEW, BEDALE, DL8 1AU

£340,000

FREEHOLD

A well presented and spacious three bedroom detached bungalow situated in a popular area close to the Bedale town centre and ideal for the A1(M). The property has a great layout with contemporary style, easy to maintain gardens, off street parking and a garage. Offered for sale with no onward chain, viewing is highly recommended.

NORMAN F.BROWN

Est. 1967

THE NOOK, BACK LANE,

• Three Bedrooms • Individual Detached Bungalow • Elevated Position • Close To Bedale Town Centre & Ideal For The A1(M) • Gas Fired Heating System • Garage & Off Street Parking • Well Presented Accommodation • Great Layout • Enquire Today For Your Personal Viewing • Video Tour Available





The Property

This excellent detached bungalow is located in an elevated position in a quiet residential area ideal for the town centre and the A1(M).

The property opens into a spacious central hallway with a useful built in storage cupboard for coats, plus a large airing cupboard. There is also a loft hatch with a drop down loft ladder to the partly boarded loft.

The sitting room is bright and spacious with a living flame gas fire with a marble inset and hearth and a wood surround providing a cosy feel. The sitting room is open to the intimate dining room which has space for a 6 person dining table and chairs plus a sideboard, ideal for family time or for entertaining. The dining room is also next to the kitchen, so offers scope to knock through to create a dining kitchen. The kitchen itself comprises of a range of shaker style wall and base units with a work surface over having a tiled effect splashback and a single sink with a drainer. There are integral appliances including a dishwasher, fridge and a range style cooker having gas and electric feeds and an extractor hood over. off the kitchen is a separate utility room with spaces for a tall fridge freezer, tumble dryer and chest freezer. There is also a worktop with a built in sink with drainer having space under for a washing machine and there also built in cupboards for storage and a door to the rear garden.

The main bedroom is an excellent double having built in wardrobes, overhead storage and a dressing table. The en suite shower room has a modern style, including a walk in shower with screens and fixed and hand held shower heads plus a push flush W.C and wash basin set into a vanity unit. Bedroom two is another great double bedroom with a built in wardrobe and the third bedroom is a great single, ideal for guests or could even be an at home office. The bathroom comprises of a corner bath, a push flush W.C and a pedestal mounted washbasin set.

Outside

To the front is a hard standing driveway providing off street parking leading to the attached garage which has an up and over door, lighting and power points, a personal door to the rear plus storage cupboards and a partly boarded loft space. The frontage is tiered and laid mainly with pea gravel for ease of maintenance and has attractive, mature planted shrub borders. The rear garden is accessed by a path that leads to the side where there is space for storing bins. The rear garden is lovely and private and is an ideal seating area for entertaining with an attractive retaining wall for a mature planted shrubbery bordered 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 – D

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

Construction: Standard

Conservation Area - No

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.

THE NOOK, BACK LANE,

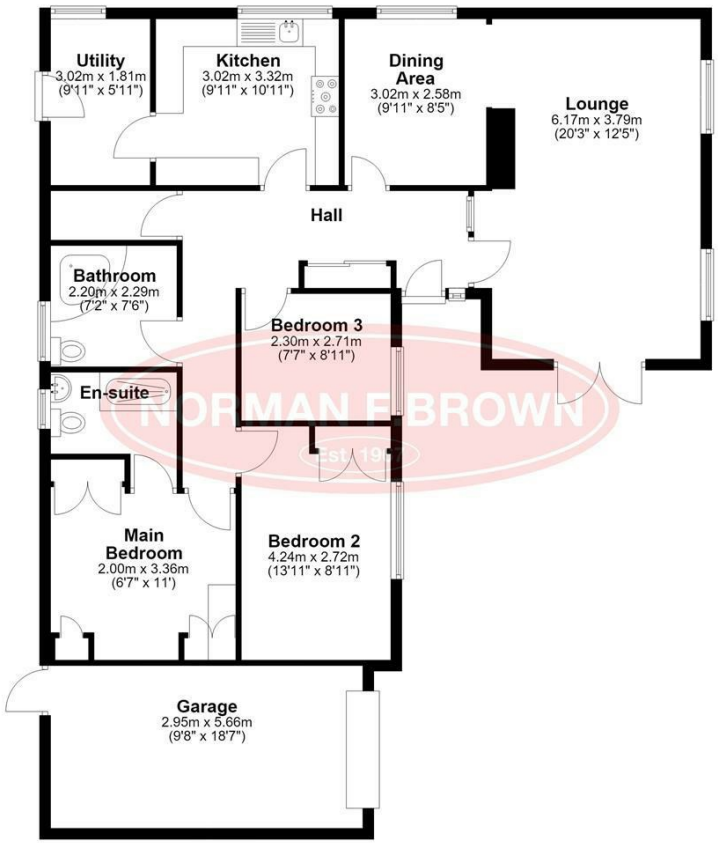






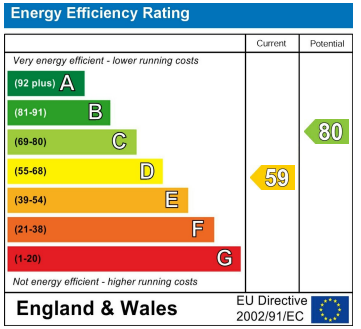
Ground Floor

Approx. 121.4 sq. metres (1306.4 sq. feet)



Total area: approx. 121.4 sq. metres (1306.4 sq. feet)





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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN
Est. 1967