





17 MANOR HOUSE WALK

BURNESTON, BEDALE, DL8 2GA

£425,000

FREEHOLD

A superb four double bedroom detached home offered for sale with no onward chain and with a great layout, private gardens and ideal for Bedale, Northallerton and the A1(M). The property is positioned in the heart of this popular village and also benefits from a double garage, off street parking plus gas fired heating.

NORMAN F.BROWN

Est. 1967

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• Four Double Bedroom Detached Home • Convenient Location • No Onward Chain • Double Garage & Off Street Parking • Contemporary Style • Private Rear Garden • Great Layout For Modern Lifestyles • Gas Fired Heating • Enquire Today For Your Personal Viewning • Video Tour Available





The Property

This superb detached home is located in a popular village close to Bedale and the A1(M). The property has spacious accommodation and an excellent layout that will suit modern lifestyles.

The property opens into a central hallway which has a downstairs W.C off and an understairs cupboard for storage. There is a useful study for those that work from home that could also make a great play room too. The sitting room is to the rear and is a great room for family time or cosy evenings with a log burning stove and French doors out to the rear garden. The dining kitchen is the heart of the home with space for a large dining table and chairs, ideal for entertaining with an island having a breakfast bar and built in pan drawers providing separation from the kitchen. The kitchen itself comprises of a range of shaker style wall and base units with a marble work surface over having a matching upstand with a one and a half bowl sink. There are integral appliances including a dishwasher and a tall fridge freezer and a four ring gas hob with a marble splashback (matching the work surface), an extractor hood over and an electric oven under. Off the kitchen is a utility which has a further range of cupboards for storage, a work surface with spaces under for a washing machine and tumble dryer and there is a door out to the rear garden.

The first floor landing has a loft hatch with drop down ladder and a built in storage cupboard. The main bedroom is a spacious double bedroom to the front, with a range of built in wardrobes. The en suite comprises of a walk in shower enclosure having a sliding screen door, push flush W.C and a wall mounted wash basin. Bedrooms two is also to the front and is a great double bedroom with bedrooms three and four both to the rear being smaller doubles overlooking the rear garden and situated next to the bathroom. The bathroom itself comprises of a 'p' shaped panelled bath with a shower over, and screen, a push flush W.C and a wall mounted wash basin.

Outside to the front is an attractive lawned garden with gated access to the rear garden at the side and an apple tree. Accessed via a lane shared with two other properties to the rear of the house is a substantial tarmac driveway providing off street parking leading to the double garage which has two up and over doors, storage in the loft area, lighting and power points plus a personal door out to the garden. The private rear garden has a decked seating area off the sitting room with steps down to a lawned garden with shrubs borders and inset trees and all enclosed with a fenced boundary.

Location

Burneston is a village and civil parish in the Hambleton district of North Yorkshire and is close to the A1M and is about 4 miles south-east of Bedale.The village has a post office, public house, The Woodman Inn and, Nursery providing pre-school & day care, Burneston CE (Voluntary Aided) Primary School and Secondary education can be found at Bedale High School. The village church is dedicated to St Lambert, it was built in

three stages between 1395 and 1550 and is a Grade I listed building. Burneston is also perfectly positioned for commuters with Junctions 50 & 51 for the A1(M) easily accessible.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – F

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

Construction: Standard

Conservation Area - No

There is parking for multiple cars to the rear of the garden in front of the double garage, access is via a lane off Manor House Walk across the front of the two neighbouring properties.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – LPG (Flo Gas communal tank)

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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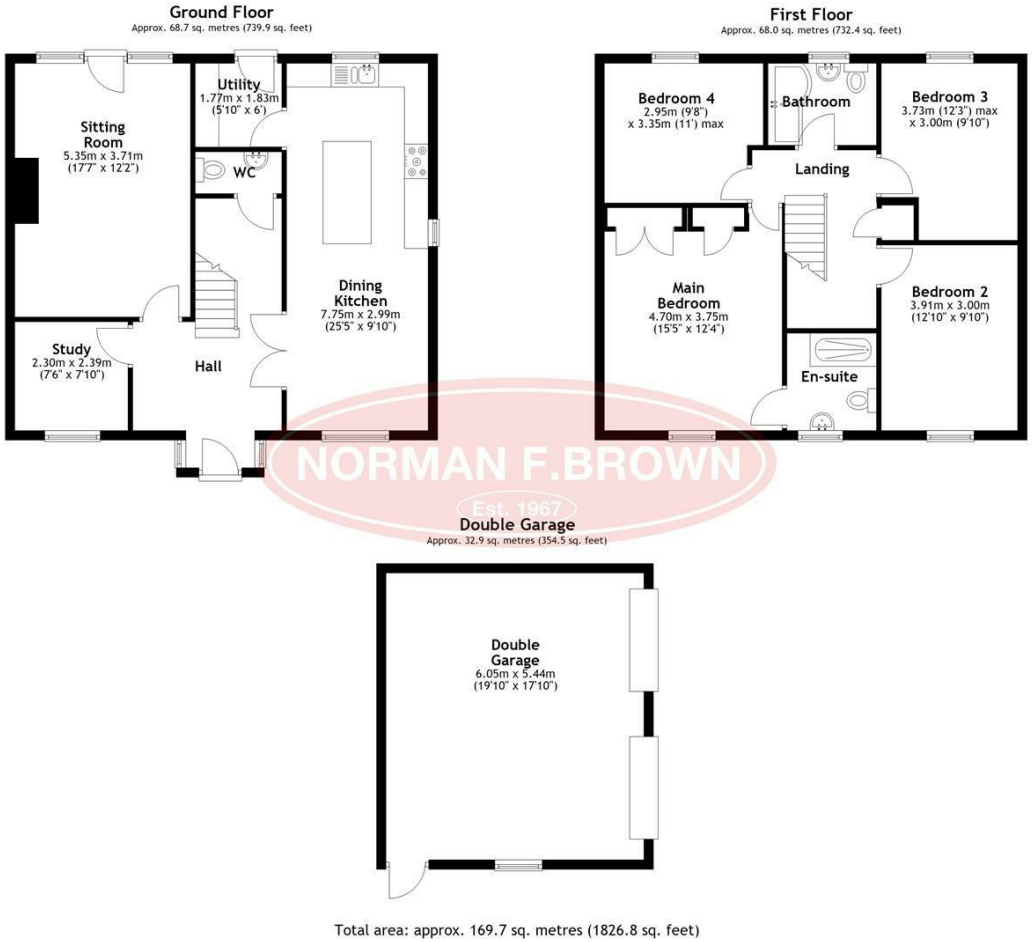

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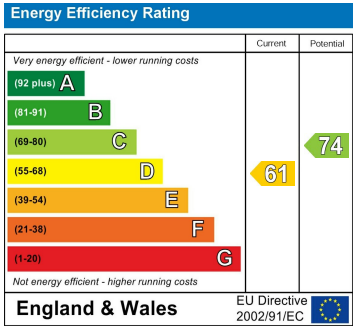
Total area: approx. 169.7 sq. metres (1826.8 sq. feet)





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

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