



## 10 HERON CLOSE

BEDALE, DL8 1XF

**£395,000**  
**FREEHOLD**

An excellent opportunity to purchase an extended detached home with contemporary style, spacious layout, great views and located close to Bedale town centre and ideal for the A1(M). Offered for sale with no onward chain this home benefits from a garage and off street parking, an attractive and enclosed rear garden plus gas fired heating and a quiet cul de sac position.

**NORMAN F. BROWN**

Est. 1967

# 10 HERON CLOSE

- Four Bedrooms • Well Presented Detached Home
- With Great Views • Quiet Cul de Sac
- Location • Close To Bedale Town Centre, A1(M) And Schools • Contemporary Style • Great Layout For Modern Living • Ground Floor Extension • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



## The Property

This spacious and well presented four bedroom detached home has a layout perfect for modern lifestyles. The property is located in a quiet residential cul de sac within a popular and convenient position with attractive views to the rear over open fields.

The property opens into a central hallway which opens into the sitting room which is a spacious yet cosy room with a bay window, wood flooring and a contemporary styled gas fire set into the chimney breast providing a cosy feel. The sitting room leads through to the dining kitchen which is set across the rear of the house and is a great space for family time or for entertaining. The kitchen itself has a range of handle less wall and base units with a marble work top over having a matching upstand with an inset one and a half bowl sink and drainer. A peninsula provides a breakfast bar and a neat separation between the dining area and kitchen and has a four ring electric hob with an extractor hood over and a double electric oven under. There is an integral dishwasher and fridge plus pantry style cupboards provide extra storage along with the understairs cupboard. Off the kitchen is a utility room which has another range of built in cupboards and a work top has space under for a washing machine and tumble dryer and a useful nook has extra cupboards and space for hanging coats. Also off the utility room is a door out to the side of the house and garden and there is also a useful downstairs W.C. The dining area is open to the kitchen and has space for a dining table and chairs and is open to the sun room which is another fantastic space for relaxing with views over the attractive rear garden and fields beyond and has French doors out to a paved seating area.

The first floor landing has a loft hatch and an airing cupboard provides storage. The main bedroom is an excellent double to the front with built in wardrobes and an ensuite

comprising of a step in shower enclosure with a folding screen door plus a W.C and a washbasin set into a vanity unit. Bedroom three is another excellent double bedroom with attractive views to the rear over the garden and open fields beyond. Bedroom two is another double bedroom to the front and bedroom four is a great single bedroom, currently used as an office with attractive views to the rear. The bathroom comprises of a panelled bath with a shower over and screen, a push flush W.C and a pedestal mounted washbasin.

Outside to the front is a block paved driveway providing off street parking leading to the garage which has an up and over door, lighting and power points and a personal door to the side. The front also has a mature shrub border with stone edging and gated access to the side for the rear garden.

The rear garden has gated access to the side and can also be entered from the utility and sun room. Off the sun room is a paved seating area looking over the garden with views over fields beyond which extends around a lawn to a further seating area at the rear of the house ideal for entertaining. The lawned garden has gravelled bed borders with mature flowers and shrubs and is enclosed by fenced and hedged 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

Extensions/Additions: Ground Floor

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas - Mains

Water – Combi Boiler (utility room)

Drainage: Mains

Mobile & Broadband:

[www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker](http://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):

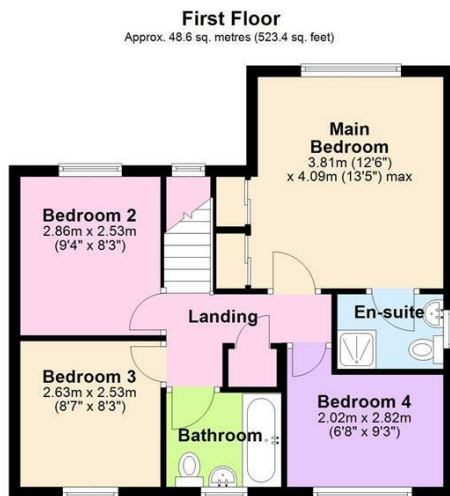
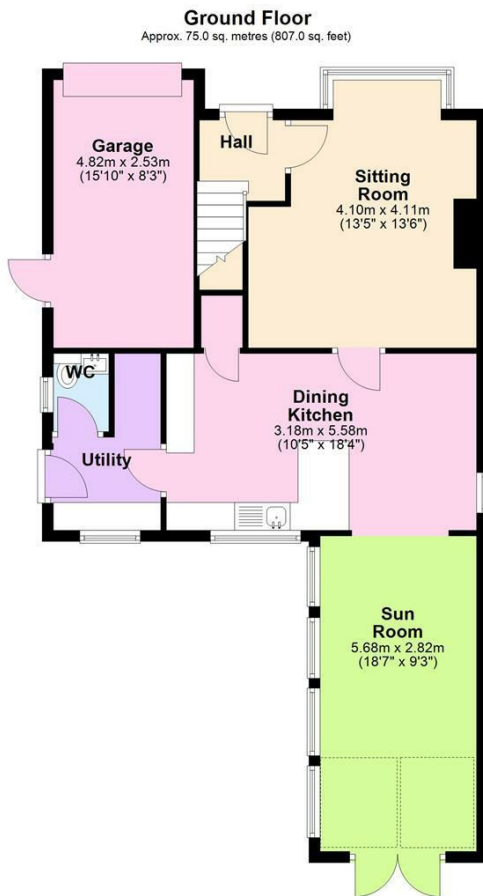
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

## 10 HERON CLOSE





Total area: approx. 123.6 sq. metres (1330.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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