



**15 STAPLETON CLOSE,
BEDALE, DL8 2UA**

**£110,000
FREEHOLD**

A well cared for one double bedroom quarter house that would make a great starter or could be perfect for a downsizer with it's lovely spacious garden, off street parking and quiet location close to the Bedale town centre. The property is offered for sale with no onward chain and is ideal for those looking to put their stamp onto a home.

NORMAN F. BROWN

Est. 1967

15 STAPLETON CLOSE,

- One Bedroom Quarter House • Large Garden • Off Street Parking • Great Starter Home • Sitting Room & Kitchen • Double Bedroom & Shower Room • Close To Bedale Town Centre • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



The Property

This excellent one bedroom quarter house is located in a quiet residential cul de sac close to the Bedale town centre. The property opens into the kitchen which has a range of wall and base units with a work surface over and a tiled splash back with a single sink with a draining board. There is a four ring electric hob with an extractor hood over and spaces for a fridge freezer and a washing machine. The kitchen leads through to the living room which is a bright spacious room with a gas fire providing a cosy feel.

The first floor landing has access to the loft via a hatch and there are doors through to the bathroom and double bedroom. The double bedroom has a built in airing cupboard and a pleasant outlook over the garden. Next to the bedroom is the bath room which comprises of a white three piece suite including a low level WC, pedestal mounted washbasin and a panelled bath with an electric shower over and a folding shower screen.

Outside

Accessed via Iddison Drive are two allocated parking spaces providing off street parking and there is a spacious enclosed private garden that is mainly lawned and all enclosed by a fenced boundary.

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 – A

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 (Gas fire in the sitting room and a gas wall heater in the Bedroom)

Water – Immersion Heater

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.

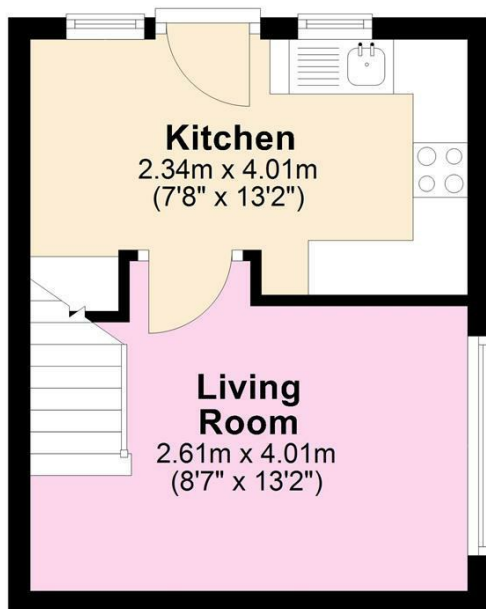
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

15 STAPLETON CLOSE,



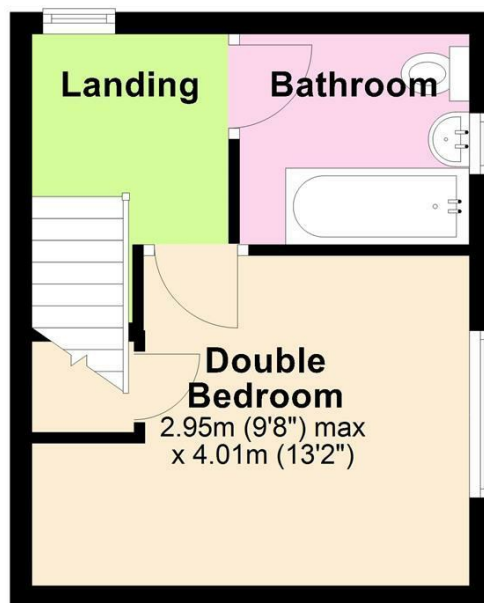
Ground Floor

Approx. 20.2 sq. metres (217.8 sq. feet)



First Floor

Approx. 20.1 sq. metres (216.1 sq. feet)



Total area: approx. 40.3 sq. metres (433.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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