6 GREENDALE COURT

BEDALE, DL8 1FB

£105,000

LEASEHOLD

A spacious one bedroom apartment positioned on the Ground floor of this exclusive development for the over 60's. The property offers bright and spacious accommodation with a great layout and is located close to Bedale town centre, the Doctors surgery & the leisure centre. The development is designed for independent living and has a nice community feel.

NORMAN F.BROWN

Est. 1967

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• One Bedroom • Ground Floor Apartment • Fantastic Communal Facilities • Exclusive Development For The Over 60's • Independent Living With A Lovely Community Feel • Close To Bedale Town Centre, Doctors Surgery & Leisure centre • Spacious & Bright Accommodation • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing

Description

Located on the ground floor, to the rear of this development exclusively for the Over 60's, this beautifully presented apartment opens into a hallway which has a useful store cupboard and doors to all rooms.

The sitting room offers a spacious bright space which can accommodate dining and sitting room furniture and has an electric fire with a wooden surround and a useful double glazed door opening out to a paved area for sitting out in the well maintained communal gardens. Off the sitting room is the kitchen which has a range of wall and base units with a work surface over having a tiled splashback. There are integral appliances including an electric oven and hob with an extractor hood over, a slimline dishwasher and there is space for a fridge freezer. There is also a stainless sink under a double glazed window.

The excellent double bedroom has a range of fitted wardrobes with hanging space and shelving plus a window seat with drawers under and a matching dressing table and bedside tables. The shower room has a step in shower with glazed screen and double sliding doors, a low level WC and a sink set into a vanity unit. There is also an extractor fan and mainly tiled walls. The property also benefits from double glazed windows and electric radiators and has a range of communal facilities including:

Call points in every room for direct contact with the House Manager and there is emergency 24-hour Careline cover.
Residents Lounge with kitchen facilities.
Guest Bedroom with Ensuite Shower Room
Laundry Room
Refuse Room
There are attractive well stocked landscaped gardens surrounding the property for the use of the residents.
There is on-site residents parking.

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 – B

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

Lease Details – 125 years from 24/11/2005.
Service Charge – £3528.80pa (Feb 2025 -Feb 2026)
Ground Rent - £ 395pa

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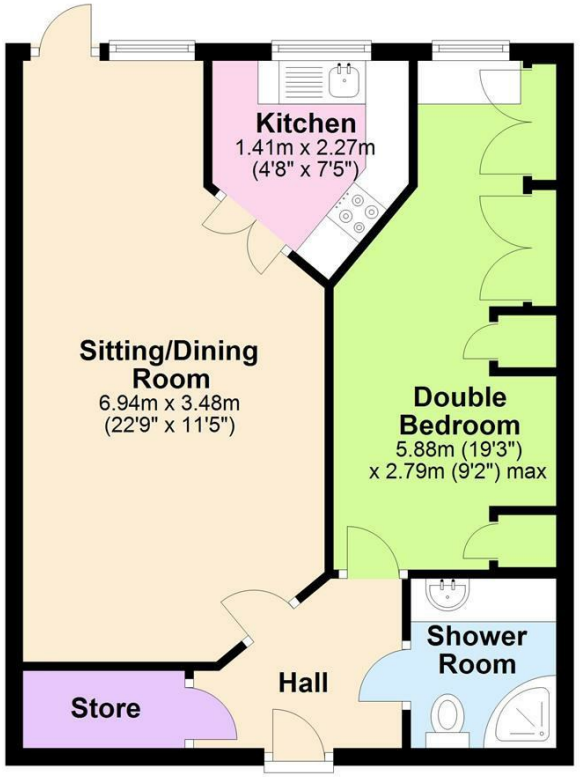
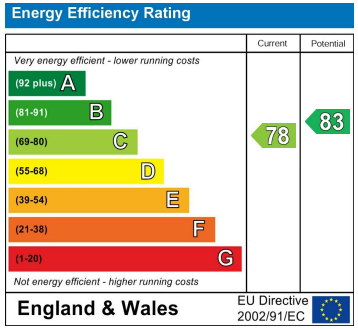
Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 48.9 sq. metres (526.0 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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