





2 SUSSEX TERRACE

BEDALE, DL8 2AQ

£300,000

FREEHOLD

A character home nestled away close to the Bedale town centre, schools and amenities offering beautifully presented accommodation with attractive features including fireplaces, high ceilings, cornice work and sash style windows. This three bedroom home also benefits from secluded gardens, off street parking and a great layout too.

NORMAN F.BROWN

Est. 1967

2 SUSSEX TERRACE

• Three Bedrooms • Character Terraced Home • Garden, Rear Yard & Store Rooms • Off Street Parking • Gas Fired Heating • Great Layout • Bright & Spacious Rooms • Close To Town Centre, Schools & Amenities • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

This character home is part of an attractive terrace nestled away in a quiet and elevated position, close to Bedale Town Centre, schools and amenities.

The spacious main hallway is an impressive entrance to the house with an understairs cupboard for storage and character features including original Victorian stripped doors, high ceilings, ornate coving and exposed original floorboards that have been sanded and varnished that continue throughout the ground floor. The sitting room is a spacious and bright room with a large bay window and an original open fireplace with a beautiful marble surround having a tiled inset providing a cosy feel. Open to the sitting room is the dining room, a lovely spacious room, ideal for entertaining or for family time. The kitchen is set to the rear of the house with a range of cream and oak coloured shaker style units with a solid work surface over having a work top over with tiled splashbacks and a single stainless steel sink with a draining board. There are built in appliances including a four ring gas hob with an electric oven under and an extractor hood over plus a tall fridge freezer and dishwasher. The kitchen also has a useful pull out pantry style cupboard, a wall mounted boiler, an oak stable style door to the rear yard and outside stores and also has space for a small table and chairs. The ground floor also has a useful downstairs W.C/utility room where there is a washing machine and tumble dryer (stacked), a useful store cupboard and a W.C and sink set onto a vanity unit.

The staircase has the original balustrade up to the first floor, the spacious landing opens to the the three bedrooms and the family bathroom. Bedroom one is to the front and is an excellent king size room with an attractive ornamental fireplace, bedroom two is to the rear and is another great double room with views towards Bedale town centre and has a cast iron ornamental fireplace. Bedroom three is a great single bedroom which would also make a great study to the front overlooking the garden and the family bathroom is another spacious room with a large bath, a double shower enclosure with sliding screen door and fixed and handheld shower plus a push flush W.C and a pedestal mounted washbasin.

Outside

To the front is the main garden which includes a gravelled seating area ideal for entertaining overlooking a lawned garden with steps up to another lawned area with an inset cherry tree with a rockery having mature flowering shrubs and all enclosed by fenced boundaries. To the rear is a paved yard providing another seating area and access to two outside stores. A gate then leads to the rear lane where there is a parking area for up to two cars.

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 – C

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

Construction: Standard

Windows are largely single glazed, Victorian sash style . Some with original glazing.

The rear lane is shared access for the four properties in the terrace with rights of way for reach property to Sussex Street and their homes. Parking is to the rear with space for two cars one behind the other. Resident parking is also available.

The terrace has a right of way to their properties via the lane (pedestrian & vehicular) and across the front garden (which is pedestrian only and predominantly used by the postman and for deliveries)

Conservation Area - Yes (Bedale)

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains and open fire in the lounge

Water – Hot Water Cylinder and 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: The seller is not aware of any covenants.

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.

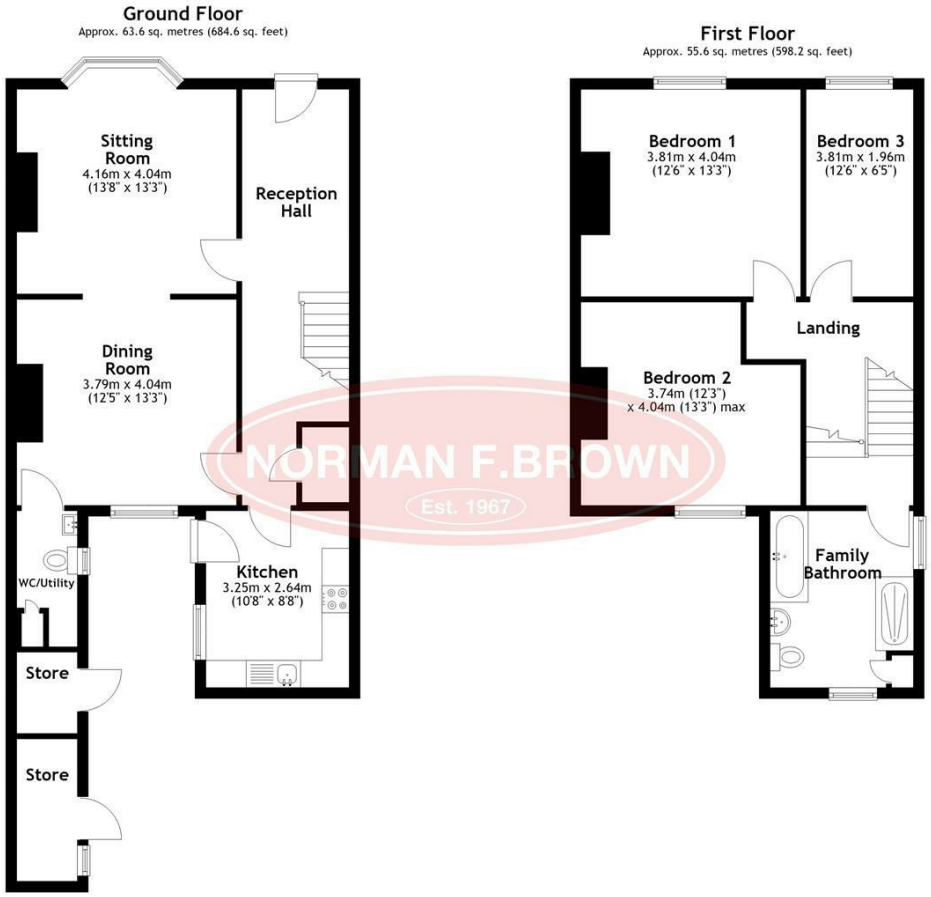
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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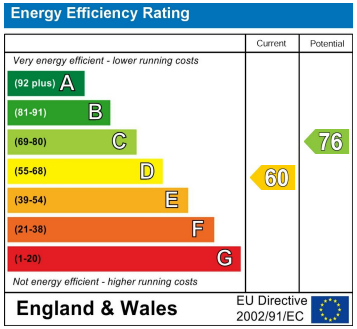






Total area: approx. 119.2 sq. metres (1282.8 sq. feet)





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

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