38 BEDALE ROAD, AISKEW

BEDALE, DL8 1BN

£220,000

FREEHOLD

A well presented two double bedroom detached bungalow with a great layout, located in a convenient position for Bedale town centre and the A1(M). The property benefits from a private rear garden, gas fired heating and off street parking and has no onward chain.

NORMAN F.BROWN

Est. 1967

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• Two Double Bedrooms • Detached Bungalow • Close To The Bedale Town Centre • Off Street Parking • Gas Fired Heating & Double Glazing • Private Rear Garden • Near Bus Stop & Local Shop • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing

Description

This excellent two double bedroomed detached bungalow is located in a convenient position close to the Bedale town centre with a local shop and bus stop also close by.

The property opens into a central hallway with lots of storage including a coat cupboard and an airing cupboard plus a loft hatch.

The sitting room is a spacious and bright room with a gas fired stove set into an inglenook fireplace. The kitchen is to the rear and has a door to the side out to the gardens and comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink with drainer. There is a four ring electric hob with an electric oven under and an extractor hood over plus a stainless steel splashback. Under the worktop is space for a washing machine and there is also room for a fridge and freezer, plus an excellent storage cupboard.

Bedroom one is an excellent double to the rear of the bungalow and bedroom two is another double to the front which would also make a great dining room or study. The bathroom comprises of a panelled bath with a shower over, a push flush W.C and a pedestal mounted washbasin.

Outside

To the front is an attractive lawned garden with inset trees and a laurel shrub border with fenced boundaries. To the side is a hardstanding driveway with a five bar gate opening down the side providing off street parking and to the rear is another lawned garden with a paved seating area and a concrete base for a garage which could be also be used as a further seating area.

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

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

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 - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

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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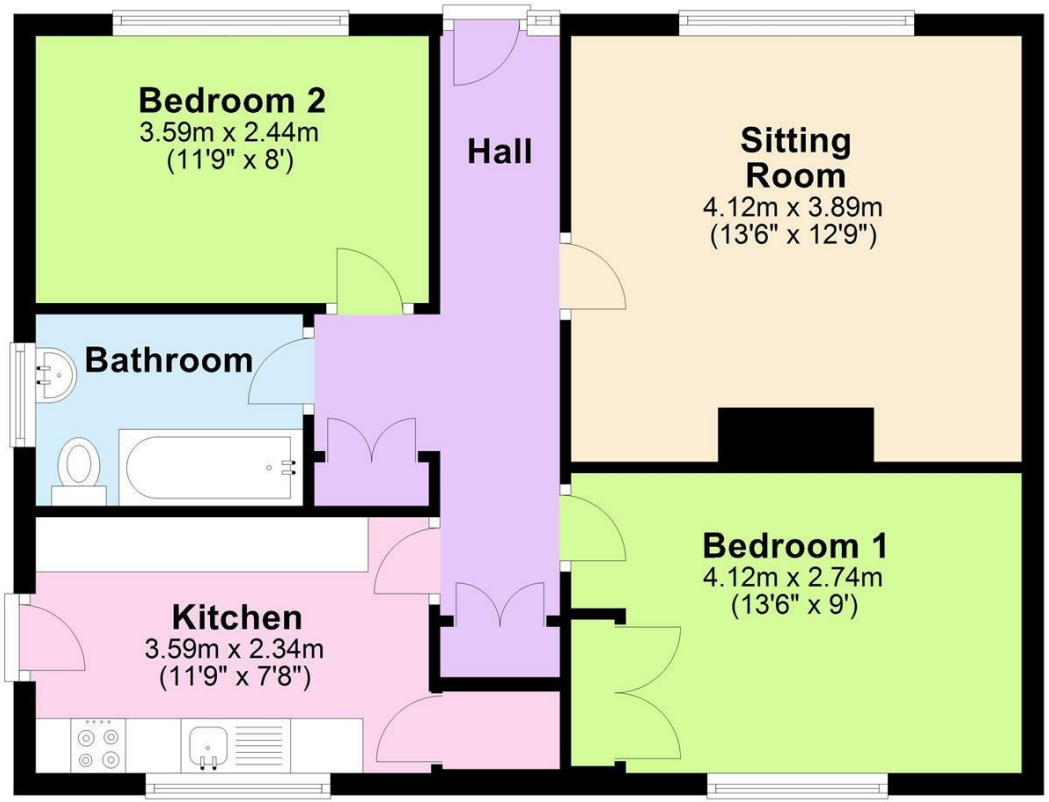
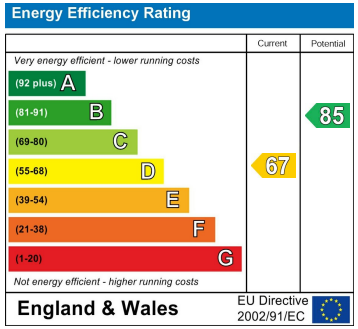
Ground Floor





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

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