



**30 ASCOUGH WYND, AISKEW,
BEDALE, DL8 1AT**

**£185,000
FREEHOLD**

A well presented two bedroom end of terrace house located in a quiet cul-de-sac close to the Bedale town centre. The property benefits from a gas fired heating system, double glazing and a great layout including a modern kitchen and bathroom. Other features include, off street parking and an enclosed low maintenance rear garden.

NORMAN F. BROWN

Est. 1967

30 ASCOUGH WYND, AISKEW,

• Two Bedrooms • End Terrace • Private Garden • Off Street Parking • Close To Bedale Town Centre • No Onward Chain • Great Layout • Gas Fired Heating System • Video Tour Available • Enquire Today for Your Personal Viewing



Description

This conveniently positioned home opens into an entrance porch with space for hanging coats and leads through to a sitting room which has an electric fire providing a focal point and a cosy feel with an under stairs cupboard providing storage space. An inner lobby has the stairs to the first floor and a useful downstairs WC off and leads through to the kitchen. The kitchen comprises of a range of wall and base units with a work surface over having tiled splashbacks and a single sink with a draining board. There are spaces for a tall fridge freezer, washing machine and dishwasher plus a four ring gas hob with an extractor hood over and an electric oven under. There is also a breakfast bar peninsula for dining with French doors linking the house out to the garden.

To the first floor the landing leads to the two double bedrooms, bathroom and has a built in airing cupboard plus steps to up to the loft. Bedroom one is to the rear and has a lovely outlook over the rear garden with bedroom two, another double to the front with views over the Wensleydale railway towards Bedale town centre. The house bathroom comprises of a panelled bath with a shower over plus a pedestal mounted washbasin and a push flush W.C. There are steps up to the loft which has been partially converted for easily accessible storage and has been used as a study in the past with lighting and power points.

Outside

To the front is a tarmac driveway providing off street parking with a path and gate to the side of the property leading to the rear garden. The rear garden is designed for easy maintenance with a paved patio area off the French doors from the kitchen, ideal for entertaining. There are further paved and gravelled seating areas with a mixture of mature shrubberies. To the side is a substantial area for bins, and there two garden sheds and all enclosed by fenced and walled 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 – B

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 – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

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

Flood Risk: Very Low

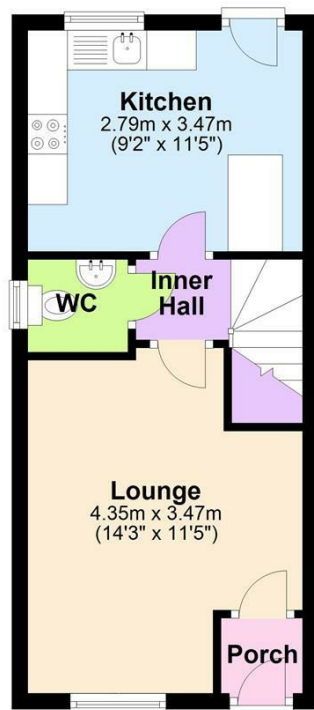
Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

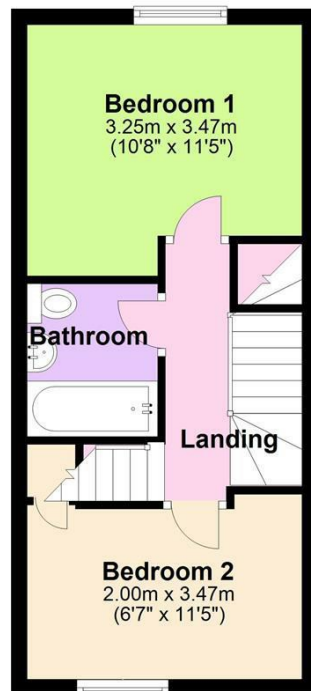
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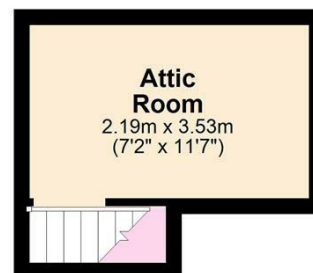
Ground Floor



First Floor



Second Floor



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		
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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