



## 21 ASCOUGH WYND, AISKEW BEDALE, DL8 1AT

**£175,000**  
**FREEHOLD**

A well presented two bedroom end terrace home with a great layout, conveniently positioned for Bedale town centre and junction 51 of the A1(M). The property benefits from a gas fired heating system, double glazing, off street parking, a spacious tiered garden and will suit a variety of different lifestyles and needs.

**NORMAN F. BROWN**

Est. 1967



# 21 ASCOUGH WYND, AISKEW

• Two Double Bedrooms • End Terraced Home • Close to Bedale Town Centre & Junction 51 Of The A1(M) • Spacious Tiered Garden • Off Street Parking • Great Layout • Gas Fired Heating & Double Glazing • Convenient Location • Enquire Today For Your Personal Viewing • Video Viewing Tour Available



## Description

This conveniently positioned, lovely home opens into an entrance porch with space for hanging coats and leads through to a living room which has an electric fire providing a focal point and 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 dining 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 tumble dryer plus a four ring gas hob with an extractor hood over and an electric oven under. The dining area has space for a four person table and chairs with French doors out to the garden.

To the first floor the landing leads to the two double bedrooms, bathroom and has a built in airing cupboard. 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 folding screen and shower over plus a pedestal mounted washbasin and a push flush W.C.

## Outside

To the front is a Tarmac Driveway with a gravelled

frontage with steps leading to a path to the side of the property leading to the rear garden. The rear garden is tiered with a paved patio area off the French doors from the dining kitchen, steps lead up to a gravelled seating area with a mixture of mature shrubs and the top tier is laid mainly to lawn with mature planted flower beds with a mixture of shrubs and flowers, a garden shed and all enclosed by fenced 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 16years 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

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

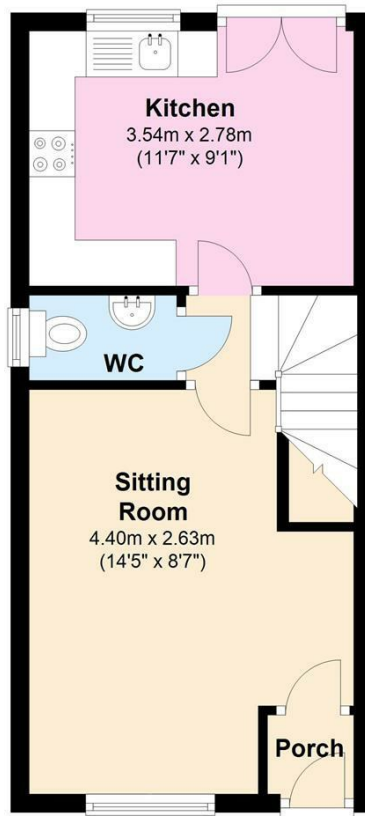
Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

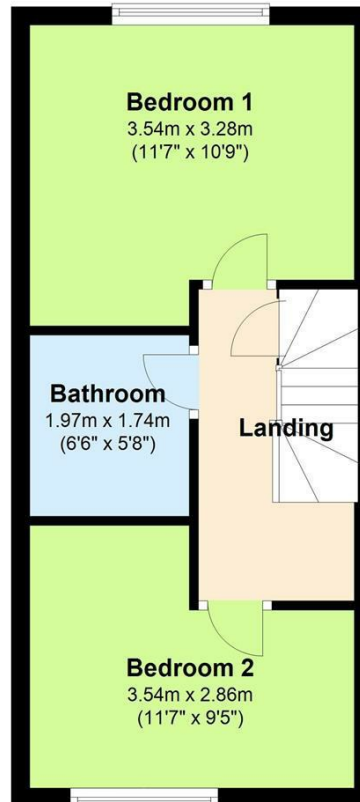
## 21 ASCOUGH WYND, AISKEW



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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