



## 1 FLEECE COTTAGES

BEDALE, DL8 1UP

**£125,000**  
**FREEHOLD**

A character, one bedroom end terrace cottage situated just off Bedale Market Place, ideal for a variety of lifestyles. This attractive home has undergone a programme of refurbishment and benefits from off street parking, gas fired heating and double glazing and is offered for sale with no onward chain.

**NORMAN F. BROWN**

Est. 1967

# 1 FLEECE COTTAGES

- One Bedroom End Terrace • Character Cottage • Gas Fired Heating & Double Glazing • Off Street Parking • Close To Bedale Town Centre • No Onward Chain • Ideal for First Time Buyers or Buy To Let • Ground Floor - Sitting Room & Kitchen • First Floor - Double Bedroom & Bathroom • Enquire Today For Your Personal Viewing



## Description

This excellent one bedroomed end terrace cottage has undergone a programme of refurbishment and is located close to the town centre and would suit a variety of different lifestyles or needs.

The cottage opens straight into the sitting room which has stairs to the first floor, a stone hearth perfect for an electric fire with a tiled inset and wood surround. The sitting room opens through to the kitchen which comprises of a range of wall and base units with a work surface over having a tiled splashback and a single sink with a draining board. There is a 4 ring gas hob with an extractor hood over and an electric oven under and there are spaces for a washing machine, dishwasher and a tall fridge freezer.

To the first floor the landing opens to the house bathroom and double bedroom. The bedroom is an excellent double with a built in wardrobe and over stairs cupboard and the newly installed bathroom comprises of a panelled bath with a shower over and screen plus a pedestal mounted washbasin and a low level W.C.

## Outside

To the rear of the terrace is a space for parking a car.

## 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 – A

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



Construction: Standard

Restrictive Covenants: Not Known

The property has had a programme of refurbishment including, roof work, replacement bathroom, damp work, re carpeting and redecorating.

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

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)

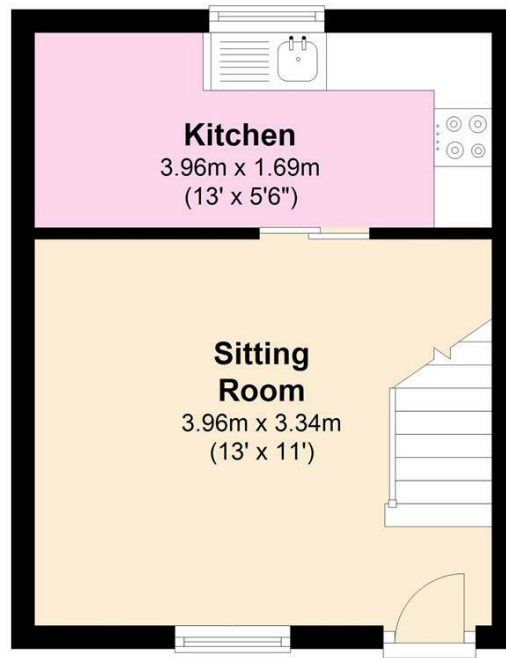
Flood Risk: Very Low

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

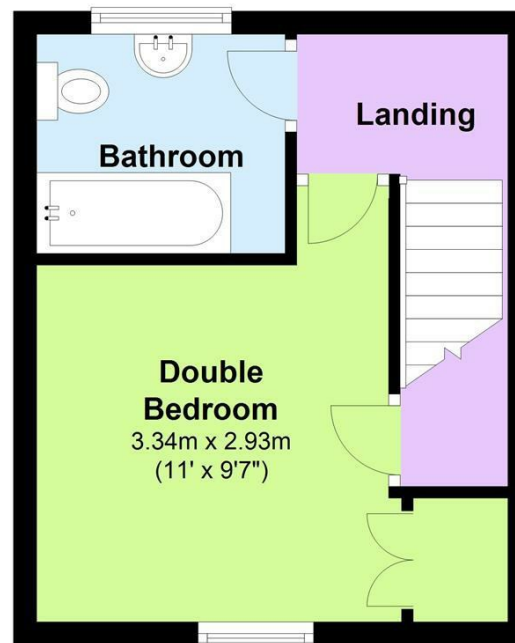
## 1 FLEECE COTTAGES



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</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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