



## NUHOLME, BLIND LANE, AISKEW BEDALE, DL8 1BW

**£235,000**  
**FREEHOLD**

A fantastic opportunity to put your own stamp onto a spacious dormer bungalow set on a great plot close to the Bedale town centre and ideal for the A1(M). The property offers a flexible layout over 2 floors with three double bedrooms and also benefits from off street parking, a good size garden plus gas fired heating and double glazing.

**NORMAN F. BROWN**

Est. 1967

# NUHOLME, BLIND LANE,

• Three Double Bedrooms • Detached Bungalow • Spacious Accommodation • Off Street Parking • Substantial Plot & Garden • Close To Bedale Town Centre & The A1(M) • No Onward Chain • Quirky Layout Over 2 Floors • Enquire Today For Your Personal Viewing • Video Tour Available



## The Property

This spacious detached bungalow offers a flexible layout over 2 floors and is conveniently positioned for Bedale and Northallerton with the heart of the village only a short walk away.

The property opens into a hallway at the side which has cupboards for storage or for coats and shoes and leads through to the living room and kitchen. The living room is bright and spacious across the rear of the property with a pleasant outlook to the rear garden and is ideal for entertaining. The room is separated by a central staircase to the first floor and could be used as a dining area and a sitting room. Off the sitting room is a conservatory that opens out to the private rear garden. Off the main hallway to the front, is the kitchen which 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 is a four ring gas hob with an extractor hood over and an electric oven under with spaces for a tall fridge freezer, washing machine and a dishwasher, there are also a range of pantry style cupboards built in and a side door to the driveway. Also to the front is bedroom three, an excellent double and could be used for a variety of needs aswell as a bedroom. The bathroom is also off the central hallway comprising of a panelled bath with a shower over, a pedestal mounted washbasin and a push flush W.C.

The staircase in the living room leads up to two double bedrooms with a landing having a built in cupboard. Both are spacious doubles with Velux windows to the front and windows to the rear providing a pleasant outlook over the rear garden, both have eaves storage and bedroom two has a built in boiler cupboard.

## Outside

The front is mainly lawned with a fenced boundary with a path to the side for access to the hallway. A driveway to the side provides off street parking leading to a detached garage (which requires removal) with gated access to tboth side to the rear garden.

To the rear a paved patio area off the conservatory overlooks a lawned garden providing a great space for entertaining. The garden also has a range of mature shrubberies and inset trees with a greenhouse to the rear of the garage and a further gravelled area for sitting out or entertaining.

## 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

Please note the garage is an asbestos garage and requires removal.

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

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.

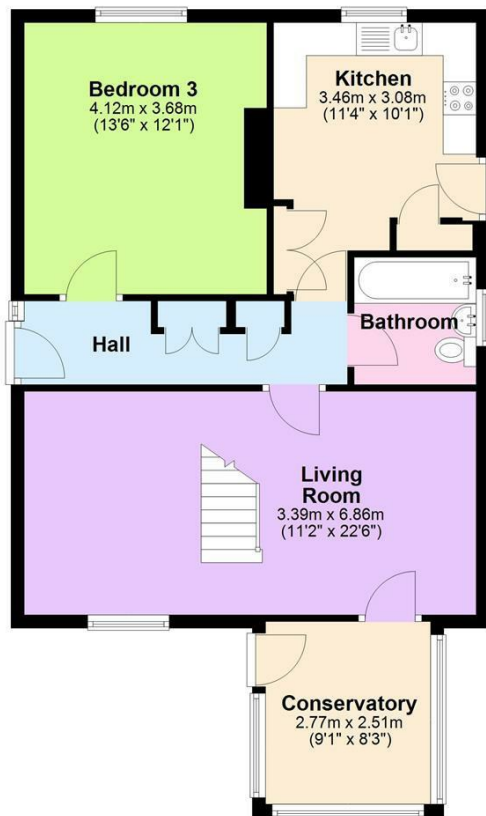
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## NUHOLME, BLIND LANE,



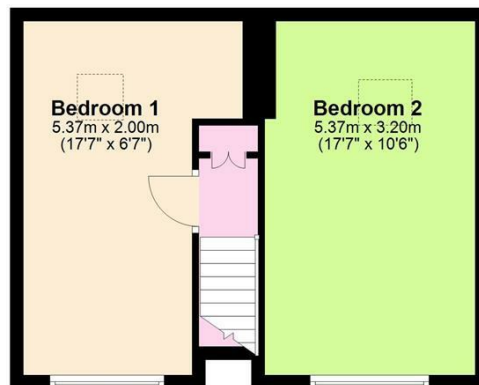
### Ground Floor

Approx. 68.3 sq. metres (735.4 sq. feet)



### First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 104.7 sq. metres (1126.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	72
(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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