



2 FLEECE COTTAGES

BEDALE, DL8 1UP

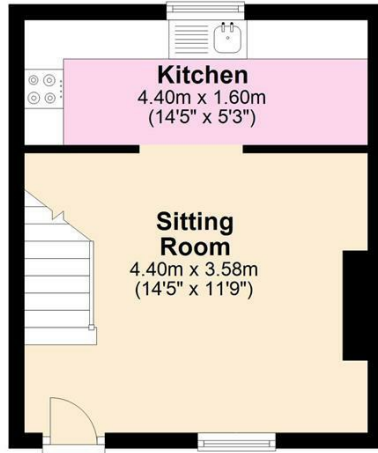
£120,000
FREEHOLD

A well presented character cottage situated within walking distance of Bedale town centre offered for sale with no onward chain. The well appointed accommodation comprises of a sitting room, fitted kitchen, double bedroom, bathroom, gas central heating, uPVC double glazing and a parking space to the rear.

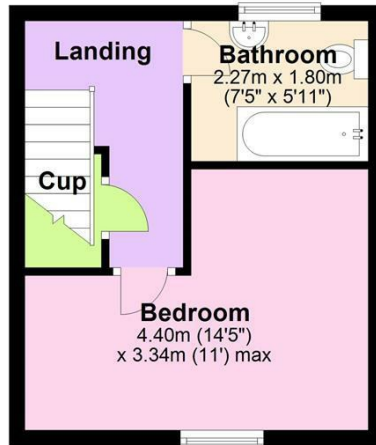
NORMAN F. BROWN

Est. 1967

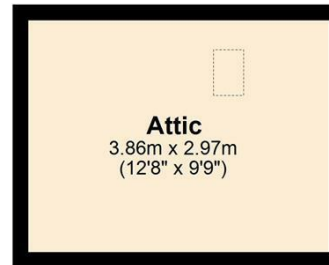
Ground Floor
Approx. 23.3 sq. metres (250.4 sq. feet)



First Floor
Approx. 23.1 sq. metres (248.3 sq. feet)



Second Floor
Approx. 11.5 sq. metres (123.4 sq. feet)



Total area: approx. 57.8 sq. metres (622.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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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