



**PLOT 5, SCHOLARS ROW, SUSSEX STREET,  
BEDALE, DL8 2AH**

**£265,000  
FREEHOLD**

Plot 5 of the Scholars Row development on Sussex Street is conveniently positioned for the Bedale town centre and is one of eight new build homes built by the renowned builder ECS of York. The property is a well proportioned three bedroom semi detached home with a great layout and benefiting from solar panels, gas fired heating systems, off street parking and garden.

**NORMAN F. BROWN**

Est. 1967

## PLOT 5, SCHOLARS ROW, SUSSEX STREET.

- NEW HOME • Convenient Location & Position • Town Centre Living • Great Layout • Contemporary Style • 3 Bedrooms & 2 Bathrooms • Off Street Parking & Gardens • Semi Detached Home • Available Autumn 2026 • Talk To us Today For More Information



### The Property

The property opens into a hall where there is space for hanging coats and shoes plus a useful downstairs W.C with stairs up to the first floor. A door leads through into a cosy sitting room providing a lovely space for entertaining or evenings in. The kitchens will comprise of a range of wall and base unit cupboards with a worksurface over and a sink with drainer, a 4 ring electric hob with an extractor hood over and an oven under with spaces for a tall fridge freezer, dishwasher and washing machine, which could be included as additional extras. The dining area has French doors with matching side panel windows opening out into the garden and room for a dining table and chairs, again a lovely space for entertaining or for families to be together.

To the first floor, the landing gives access to all three bedrooms and the bathroom. The main bedroom is an excellent double and has an ensuite, which has a step-in shower enclosure with a folding screen door, a push flush WC and a wall mounted washbasin. Bedroom 2 is a good sized double bedroom and overlooks the rear gardens, with bedroom 3, an excellent single also overlooking the gardens. The house bathroom has a panelled bath with a mixer tap and shower over, a wall mounted washbasin with mixer tap and a low level WC.

Outside

Plot five will include a paved seating area overlooking a lawned garden which will be enclosed by a fenced boundary with a further lawned garden to the side. Plot five also has the convenience of the tandem driveway being next to the house providing off street parking.

### 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 providing easy 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 – Assumed C

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

Construction: Standard

Conservation Area - No

Drone photos show progress of build as of 13.6.26

Kitchen & Bathroom photos are examples of bathrooms in other projects by the builder.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Solar Panels To Front Elevation

Drainage: Mains

Mobile & Broadband:

[www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker](http://www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker)

Gigabit broadband installed as standard.

Flood Risk: Very Low

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

Restrictive Covenants: Not Known

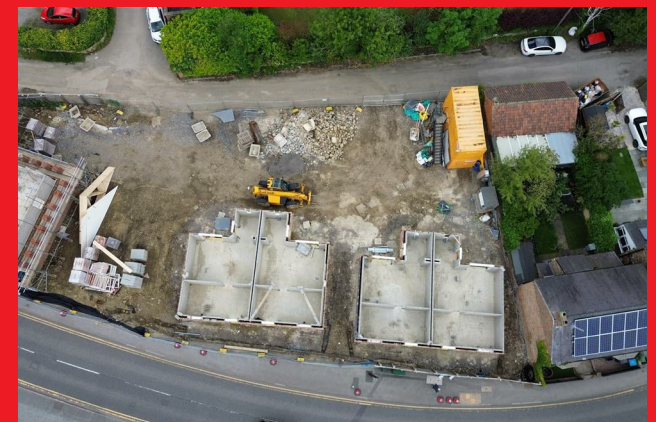
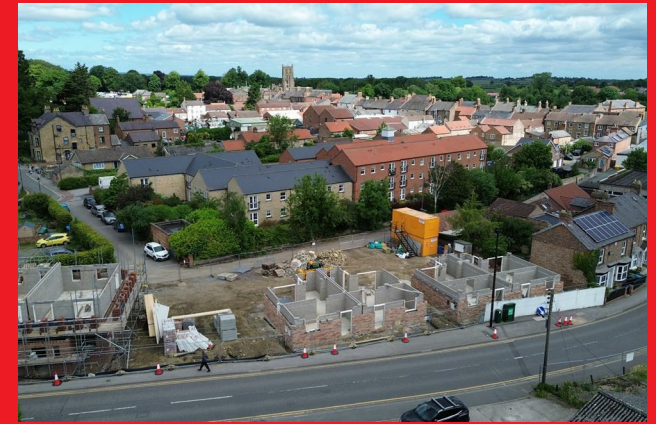
AML Policy (When an offer is accepted):

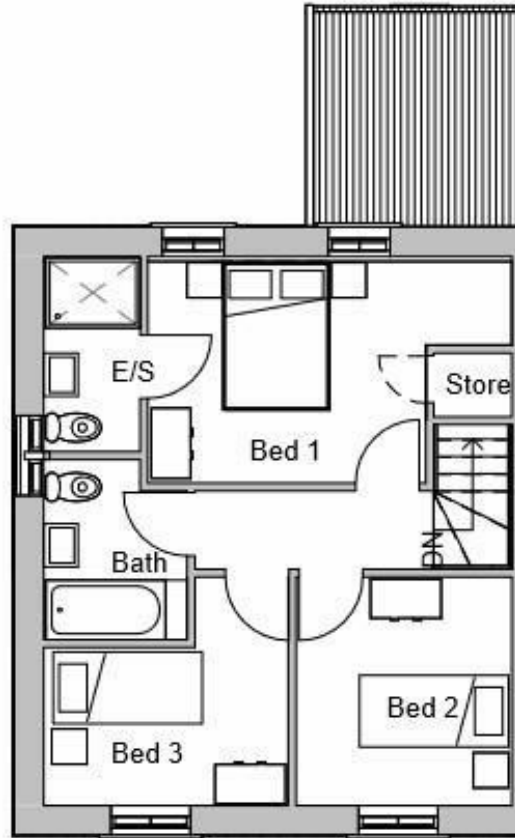
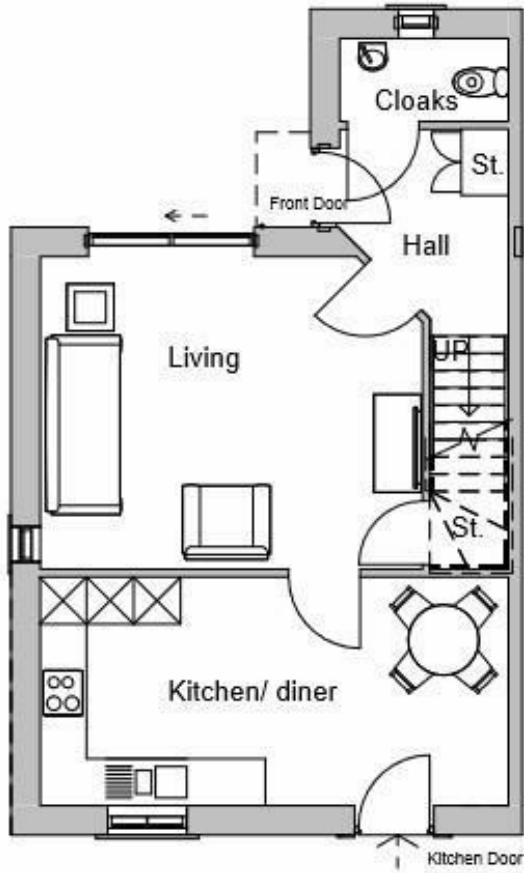
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

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.

## PLOT 5, SCHOLARS ROW, SUSSEX STREET.





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>			
(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

Bedale Office Sales  
 6 Bridge Street  
 Bedale  
 North Yorkshire  
 DL8 2AD

01677 422282  
 bedale@normanfbrown.co.uk  
 www.normanfbrown.co.uk

