



**16 FOX COVERT CLOSE, AISKEW**  
**BEDALE, DL8 1XJ**

**£240,000**  
**FREEHOLD**

A spacious, light and bright three bedroom semi detached home with a great layout and modern style. The property is located close to the Bedale town centre and amenities with A1(M) also close by. The property also has the benefit of a dining kitchen opening to the enclosed rear garden, a main bedroom with en suite and off street parking.

**NORMAN F. BROWN**

Est. 1967

# 16 FOX COVERT CLOSE,

- Three Bedrooms • Semi Detached Home • Great Layout • Enclosed Rear Garden • Off Street Parking • Close To Bedale Town Centre & Ideal For The A1(M) • Bright and Modern Style • Main Bedroom with En Suite & A Dining Kitchen • Video Tour Available • Enquire Today For Your Personal

Viewing



## Description

### Ground Floor

On entering the property into the hall there is space for hanging coats and shoe storage. A door leads through into a cosy sitting room which has a double glazed window to the front and a radiator providing a lovely space for entertaining. The inner hallway has tiled flooring and a door to the WC, which has a pedestal mounted washbasin tiled splashback and mixer tap, low level WC, radiator and an extractor fan. The tiled flooring from the inner hallway continues into the dining kitchen, which has a modern range of wall and base units with a worksurface over with tiled splashbacks, a one and half bowl drainer sink with a mixer tap. There are also spaces for a dishwasher and washing machine plus an integral fridge freezer. The electric oven sits under the 4 ring gas hob which also has an extractor hood over. The dining area has double French doors with matching side panel windows opening out into the garden and room for a 6 person table and chairs, again a lovely space for entertaining or for families to be together.

### First Floor

The landing gives access to all three bedrooms, the bathroom and the loft hatch. The main bedroom has a double glazed window to the front, television point and built-in wardrobes and has an ensuite, which has a step-in shower with folding door, a low level WC, wall mounted washbasin, mainly tiled walls and a

radiator. Bedroom 2 is a good sized double bedroom and has double glazed window overlooking the rear gardens, a radiator and a television point. Bedroom 3 has a double glazed window to the rear also overlooking the gardens, radiator and is an excellent sized single bedroom. The house bathroom has a panelled bath with a mixer tap and shower over, wall mounted washbasin with mixer tap, low level WC, a chrome ladder style heated towel rail and has mainly tiled walls.

### Outside

To the front there is a slate chipped border by a large tarmac driveway providing parking for at least 2 cars.

The rear garden has gated access to the side from the driveway and has a paved seating area from the dining kitchen, which looks out over a mainly lawned garden with a useful shed and all enclosed with fenced boundaries.

## Location

### 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 – C

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

Community Charge:

Construction: Standard

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

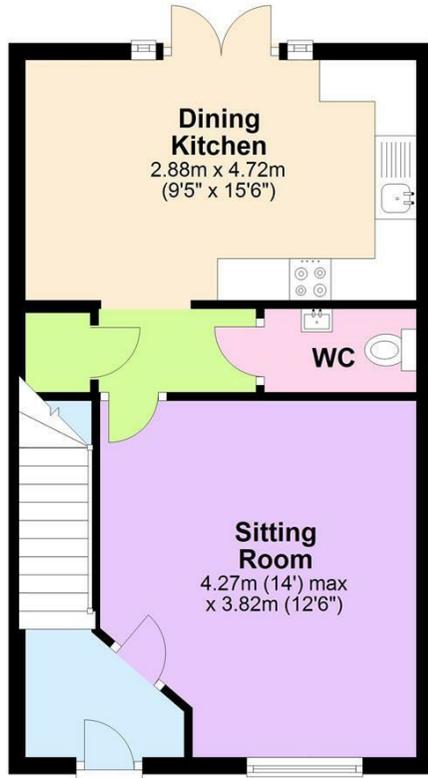
Restrictive Covenants: Not Known

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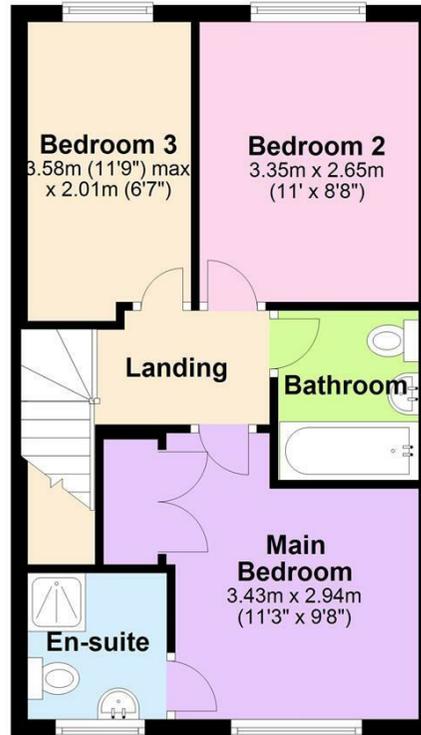
### Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 79.0 sq. metres (850.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>		84	
(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

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