



## 11 TORNADO CLOSE

BEDALE, DL8 2BF

**£300,000**  
**FREEHOLD**

A superb three double bed detached home located on the fringes of the Bedale town centre with a pleasant outlook. Built in 2019 this great property has a contemporary and bright style with spacious accommodation and a layout to suit modern life. Other benefits include a private rear garden, off street parking and garage plus a gas fired heating system.

**NORMAN F. BROWN**

Est. 1967

# 11 TORNADO CLOSE

- Three Double Bedrooms • Detached Home With A Great Layout • No Onward Chain • Garage & Off Street Parking • Well Maintained & Private Gardens • Gas Fired Heating & Double Glazing • Built in 2019 - Modern Style • Close to Bedale Town Centre and Junction 51 of the A1(M) • VIDEO VIEWING TOUR AVAILABLE • Call Us To Arrange Your Personal Viewing



## DESCRIPTION

This superbly presented three bedroom detached home is located on the fringes of the Bedale town centre and was built in 2019.

The property opens into a bright hallway which opens into the dining kitchen to the rear and the sitting room to the front and has an understairs cupboard perfect for storage and a downstairs WC off. The sitting room is a cosy room with a pleasant outlook to the front and to the rear is the dining kitchen which opens out into the garden and is a great space for families to be together.

The kitchen itself comprises of a modern range of wall and base units with downlighters and a work surface over having a matching upstand and tiled splashbacks. There are appliances including a four ring gas hob with a stainless steel splashback and an extractor hood over with an electric oven under and there are spaces for a tall fridge freezer and a dishwasher. A peninsula separates the kitchen from the dining area which has space for 6 person dining table and chairs and French doors out to the garden. The utility room has a worktop with upstand and tiled splashback with spaces under for a washing machine and tumble dryer and there is also a useful pantry cupboard.

To the first floor the landing opens to the three bedrooms and the house bathroom and a useful storage cupboard plus a loft hatch with a drop down ladder for the partly boarded loft. The main bedroom is to the front and is an excellent double with an ensuite that has a step in shower with sliding screen doors, a low level push flush WC and a pedestal mounted washbasin. Bedrooms two and three are both excellent double bedrooms to the rear and overlook the gardens.

The contemporary house bathroom has a panelled bath with mixer tap over, a low level WC and a washbasin set onto a vanity unit.

Outside to the rear is an enclosed sun trap garden with gated access to the front. The garden faces south West and is mainly lawned with a paved patio seating area and mature shrubbery borders with a walled and fenced boundary. To the rear of the garden, steps lead to a door into the garage which has a roller door, light and power points and a tarmac driveway to the front providing off street parking.

Agent Note:

## 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 Information

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – D

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

Community Charge: £135.00 pa in advance - Kingston Open Spaces

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

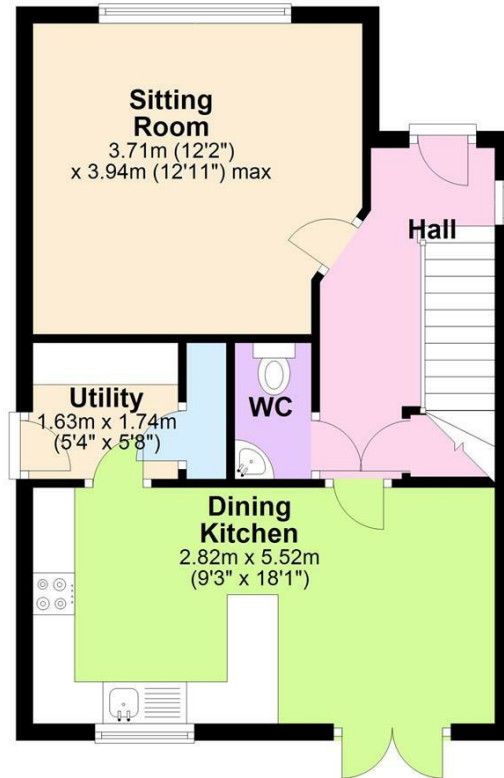
Restrictive Covenants: Not Known

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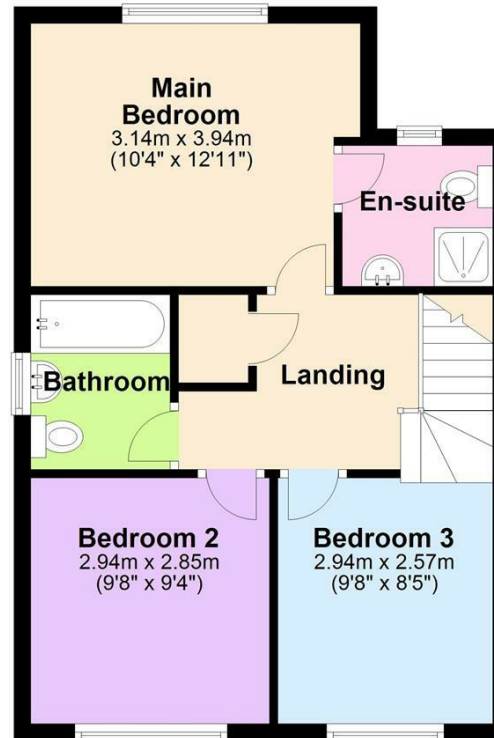
## Ground Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 87.6 sq. metres (943.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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

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