



26 ASCOUGH WYND, ASIKEW BEDALE, DL8 1AT

£270,000
FREEHOLD

A fantastic three or four bedroom end of terrace town house with spacious accommodation and a flexible layout, perfect for modern lifestyles including a living kitchen to the ground floor opening out into the garden to the rear and the main bedroom has an ensuite shower room. With spacious accommodation over three floors, gas fired heating and off street parking, located close to Bedale town centre, viewing is highly recommended.

NORMAN F. BROWN

Est. 1967

26 ASCOUGH WYND, ASIKEW

• 3 or 4 Bedrooms • End Terrace

Townhouse • Spacious Accommodation With A Flexible Layout • Off Street Parking • Rear Garden With Substantial Store • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Gas Fired Heating & Double Glazing • Cul De sac Position • Video Tour Available • Enquire Today For Your Personal Viewing



Description

Located close to the Bedale town centre, this spacious home provides a flexible layout over three floors and can be used as a 3 or 4 bedroom home and has a South facing private garden.

The property opens into a spacious hallway with a useful coat store and understairs cupboard as well as a downstairs WC, which comprises of a low level WC and a pedestal mounted washbasin. The hall opens into the living kitchen which is the heart of this great home. The living kitchen is a great space for entertaining or for families to be together and is formed from the conversion of the garage. The kitchen itself has a modern range of shaker style wall and base units with a wooden worktop and upstand over plus an inset one and a half bowl sink. There is a five ring gas hob with an extractor hood over, stainless steel splashback behind and a double oven under. The kitchen also has spaces for a fridge freezer, washing machine, dishwasher and a tumble dryer and has French doors out into the garden. Finished with tiled flooring and spotlights with double glazed windows to the front and rear, it provides a modern and bright space with room for a dining table and chairs plus sofas.

To the first floor are two bedrooms and the house bathroom. To the front is bedroom two and could be used as a main sitting room but makes for a great double bedroom with two double glazed windows ensuring a bright spacious room with elevated tree lined views of St Cuthberts Church tower in the town centre. Bedroom three is another excellent double bedroom to the rear and the contemporary house bathroom comprises of a roll top bath with a fixed shower over, a low level WC and a pedestal mounted washbasin with a mixer tap over.

The second floor landing is a great space for an at home

office and leads to the main bedroom and bedroom four and also has access to the loft space. The main bedroom has a double glazed window to the front again with attractive tree lined views towards St Cuthberts church tower and is a great double bedroom and has an ensuite shower room with a step in shower with fixed and handheld shower heads a glazed sliding shower screen plus a pedestal mounted washbasin and low level WC. Bedroom four is another excellent double bedroom and has a Velux window to the rear.

Outside

To the front there is a tarmac driveway providing off street parking with cobbled edging to a paved path leading to the front door. To the rear is an enclosed and private south facing rear garden with paving and decked seating areas looking over a lawn with planted borders and fenced boundaries. There is a gate to a rear path shared with the terrace and leading round past number 24 for getting bins to the front of the property. The garden also has a garden shed and a substantial garden store that replaced the converted garage to the side of the property.

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 – D

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

Standard Construction

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

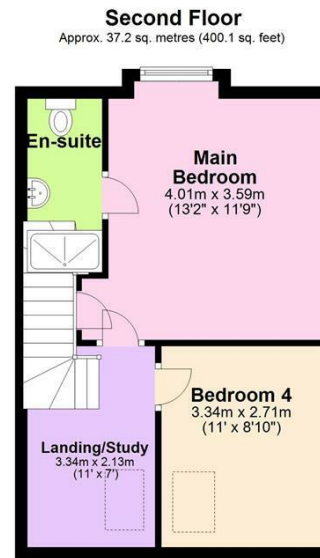
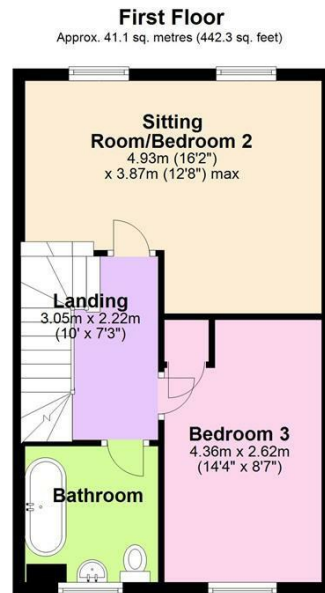
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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Total area: approx. 127.8 sq. metres (1375.5 sq. feet)



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