



## 29 IDDISON DRIVE BEDALE, DL8 2EP

**£185,000**  
**FREEHOLD**

An excellent two bedroomed Semi Detached House located within a popular area close to Bedale town centre. The property is offered with no onward chain and benefits from off street parking, private and enclosed rear garden, gas central heating and is ideal for first time buyers.

**NORMAN F. BROWN**

Est. 1967

## 29 IDDISON DRIVE

• Semi Detached House • Two Bedrooms • Newly Fitted Carpets throughout • Newly fitted Vinyl To The Kitchen • Private and Enclosed Rear Garden • Off Street Parking • Close to Bedale Town Centre • No Onward Chain • Video tour Available • Enquire Today For Your Personal Viewing



### Description

This lovely two bedroom semi detached home provides a stylish and contemporary home perfect for first time buyers or someone downsizing for an easier lifestyle and has newly fitted carpet throughout and newly fitted vinyl to the kitchen.

The property opens into an entrance porch where there is space for hanging coats and storing shoes and leads into a sitting room which has the stairs leading to the first floor and a door to the kitchen. The kitchen comprises of a range of wall and base units work surface over, tiled splashbacks and a single sink with drainer, a 4 ring electric hob with extractor hood over and oven under. There is also space for a tall fridge/freezer, dishwasher and washing machine and a door out to the rear garden.

To the first floor, Bedroom 1 is an excellent double to the front and has a double glazed window, bedroom 2 is a good sized single and has an attractive outlook to the rear over the garden via a double glazed window and also has a boiler cupboard over the stairs providing further storage. The bathroom has a bath with shower over and shower screen, low level WC, pedestal washbasin, and the walls and floor are tiled.

### OUTSIDE

To the front there is a front lawn with a tarmac drive to

the side, providing plenty of off street parking with gated access into the rear garden.

To the rear is a sun trap garden and is mainly lawned, with a paved path with gravelled border and to the side there is a hardstanding with a shed for storage.

### 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 – B

years – No

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

Restrictive Covenants: Not Known

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

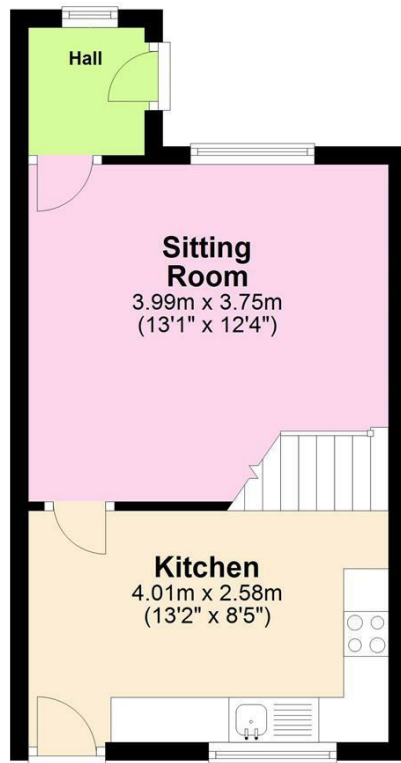
Has the property ever suffered a flood in the last 5

## 29 IDDISON DRIVE



## Ground Floor

Approx. 27.6 sq. metres (297.6 sq. feet)



## First Floor

Approx. 28.5 sq. metres (306.9 sq. feet)



Total area: approx. 56.2 sq. metres (604.5 sq. feet)



| 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

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