



## 2 PEIRSE CLOSE

BEDALE, DL8 2UG

**£250,000**  
**FREEHOLD**

This well presented semi detached three bedroom home is situated on a corner plot within a popular area close to Bedale town centre and all amenities and is offered for sale with no onward chain. The property benefits from gas central heating, double glazing and gardens, off street parking and integral garage.

**NORMAN F. BROWN**

Est. 1967



## 2 PEIRSE CLOSE

- Semi Detached House • Three Bedrooms • Gardens • Gas Central Heating • Double Glazing • Driveway & Garage • No Onward Chain • Close to Bedale Town Centre • Enquire Today For Your Personal Viewing • Video Tour Available



### Description

This lovely bright home opens into an entrance porch, a great space for coats and shoes. The porch opens into the spacious sitting/dining room which has a gas fire with a wooden surround, stairs to the first floor and engineered oak flooring. Off the dining area is the kitchen and comprises of a range of wall and base units with a work surface and matching upstand, built-in fridge freezer, double oven, an induction hob with splash back and extractor hood over. There is a one and half bowl sink with drainer overlooking the rear garden, an understairs cupboard and a door to the rear garden.

To the first floor the landing has doors to all bedrooms, bathroom and a loft hatch with pull down ladder to partly boarded loft. Bedroom one is to the rear of the property overlooking the garden and has an ensuite comprises a shower cubicle with sliding doors, pedestal washbasin with mirrored cupboard above, low level WC. Bedroom two and three are both good sized and are to the front, the house bathroom is to the rear and comprises a freestanding bath, pedestal washbasin, low level WC, tiled walls and floor.

Outside to there is a lawned frontage which wraps around to the side of the property, driveway and integrated garage, which has an electric roller door, lights and electric. The side garden has a hedge

boundary and paved path to the rear garden, which has a paved patio area, steps up to the lawned area and is enclosed by fence and wall boundary.

### 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.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating:

Water – Immersion Heater

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

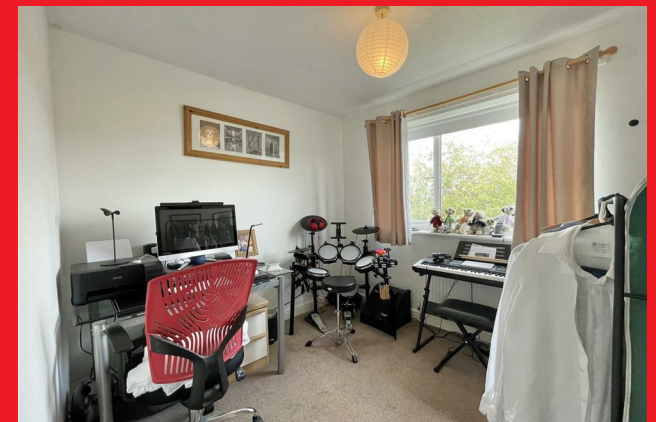
Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

#### Location

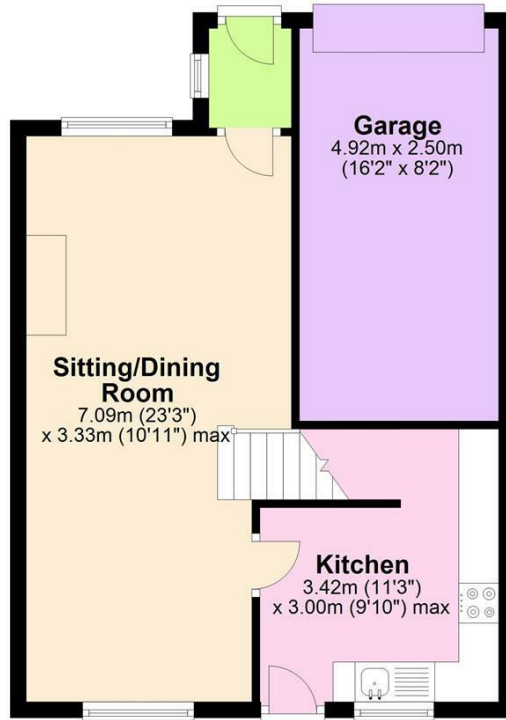
Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for 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.

## 2 PEIRSE CLOSE



## Ground Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 89.1 sq. metres (958.7 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

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

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

**NORMAN F.BROWN**

Est. 1967