



**72 QUEEN ANNES DRIVE**  
**BEDALE, DL8 2EN**

**£275,000**  
**FREEHOLD**

A spacious and well presented three bedroom detached house situated towards the head of a quiet cul de sac close to Bedale town centre, schools, the leisure centre and the A1(M) is also close by, ideal for commuters. The property is offered for sale with no onward chain and benefits from off street parking, an enclosed rear garden, gas fired heating and double glazing.

**NORMAN F. BROWN**

Est. 1967

# 72 QUEEN ANNES DRIVE

- Three Bedrooms • Detached House • Enclosed & Private Garden • No Onward Chain • Off Street Parking • Great Layout • Close To Bedale Town Centre, Schools & Leisure Centre • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



## The Property

Viewing is a must of this three bedroom detached home offering a great layout and set towards the head of a quiet cul de sac, close to Bedale town centre, schools and amenities.

The entrance hall has space for hanging coats and storing shoes and leads into a spacious and bright sitting room ideal for relaxing or family time with a large bay window. Glazed double doors lead through to the dining kitchen which has space for a six person dining table, perfect for entertaining. A peninsula separates the dining area from the kitchen which is fitted with a range of wall and base units, with a work surface over having a matching up stand and incorporates a single sink and draining board. There is a four ring induction hob with an extractor hood over and a double electric oven under plus, space for an American style fridge freezer and a washing machine and there is also useful under stairs cupboard providing more storage and a part glazed door leads out to the side for the garden.

To the first floor, there are three bedrooms, two of which are doubles and a single and the house bathroom. The main bedroom is to the front and is a bright and spacious double with the second bedroom facing to the rear, another great double. The third bedroom is a good single, with a front facing aspect that would also be a good at home office and has a

built in overstairs cupboard providing storage.. The accommodation is completed by the house bathroom which comprises of a panelled bath with a shower over plus a pedestal mounted washbasin and a push flush W.C.

Externally, the front of the property has been gravelled for ease of maintenance and for extra parking next to the tarmac driveway with gated access to the rear garden. The rear garden is enclosed with paved and decked seating areas overlooking the lawn with planted and slate chip borders with storage provided by a timber workshop having lighting and power and a garden shed too.

## 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 – C

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

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

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

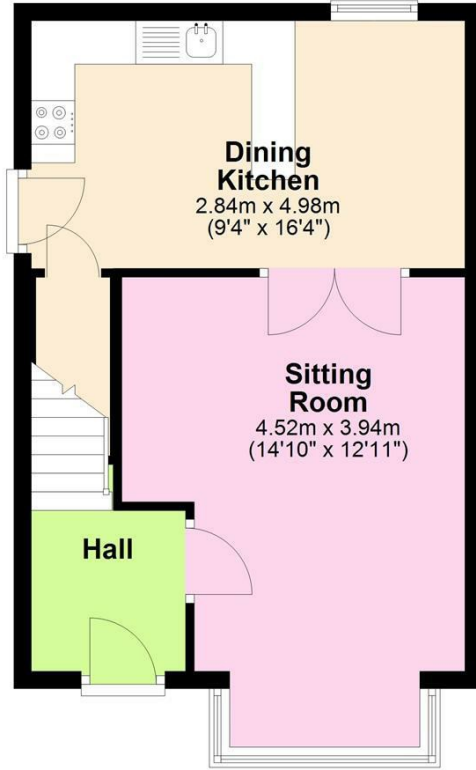
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

## 72 QUEEN ANNES DRIVE



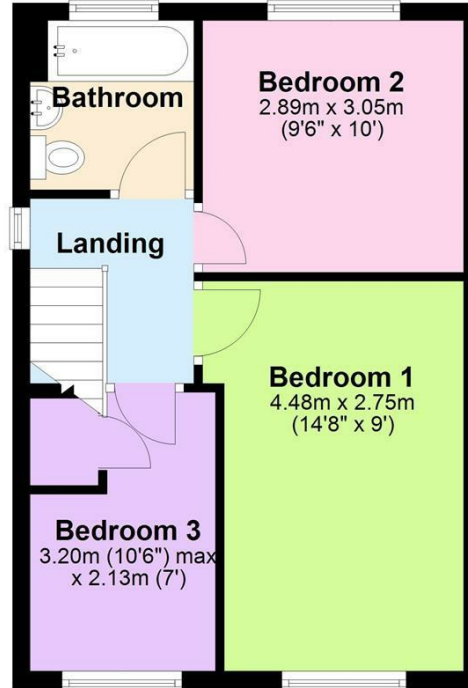
### Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 75.5 sq. metres (812.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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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