



55 ROBIN WAY, AISKEW

BEDALE, DL8 1FY

£247,500
FREEHOLD

A contemporary styled three bedroomed semi detached home built in 2022, ideal for the Bedale town centre and junction 51 of the A1(M). The property benefits from a great layout ideal for modern lifestyles, off street parking plus a gas fired heating system and a private & enclosed rear garden.

NORMAN F. BROWN

Est. 1967

55 ROBIN WAY, AISKEW

- Three Bedrooms • Semi Detached House • Great Layout • Off Street Parking • Gas Fired Heating & Double Glazing • Built in 2022 • Ideal For Bedale & Northallerton & Close To A1(M) • Lovely Rear Garden • Enquire Today For Your Personal Viewing • Video Tour Available



Description

A superb three bedroomed semi detached home located in a quiet residential area close to the Bedale town centre and great for schools and amenities, plus Northallerton and Junction 51 of the A1(M) are also close by.

The property opens into the hallway where there is space for hanging coats in a useful built in cupboard. A cosy sitting room provides a lovely space for evenings and entertaining and leads through to an inner hallway, which has a useful understairs cupboard plus a door to the downstairs WC, which has a pedestal mounted washbasin and a push flush WC. The dining kitchen has a modern range of wall and base units and a worksurface over having a matching upstand and a one and half bowl sink with a mixer tap and draining board. There are built in appliances including a 4 ring induction hob with a stainless steel splashback and an extractor hood over with an double electric oven and grill, fridge freezer, washing machine and a slimline dishwasher. The dining area has space for a 6 person dining table and chairs and has double glazed French doors opening out into the garden, again a lovely space for entertaining or for families to be together.

The landing gives access to all three bedrooms, the bathroom and the loft hatch. The main bedroom is set to the front and is an excellent double with built-in

wardrobes and an ensuite, which has a step-in shower, push flush WC and a wall mounted washbasin. Bedroom 2 is a good sized double bedroom overlooking the rear gardens and Bedroom 3 is also to the rear overlooking the gardens and is an excellent single bedroom which would also make a great at home study. The house bathroom comprises of a panelled bath, a wall mounted washbasin and a push flush WC.

Outside

To the front there is an attractive lawned garden with an inset tree, flower bed and shrub borders plus a double block paved driveway providing off street parking for 2 cars with gated access to the side for the rear garden and a bin store.

The private and enclosed rear garden has a paved patio seating area from the dining kitchen, which looks out over a mainly lawned garden with mature planted borders, a further gravelled seating area and a garden shed with a gated storage area behind and all enclosed with a fenced boundary.

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

Community Charge: £101 To Kingston

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

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

Security system is App based with an alarm and cameras for imagery and sound to the front and back.

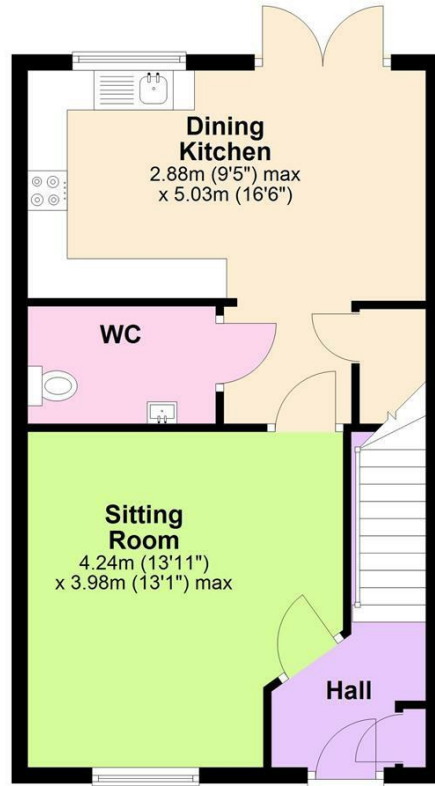
Restrictive Covenants: Not Known

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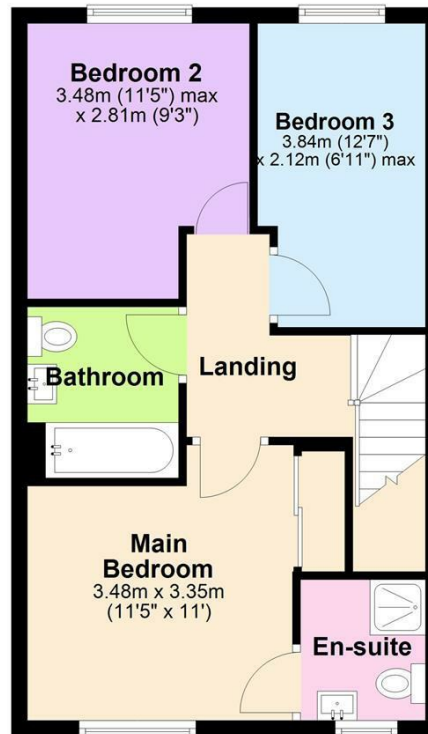
Ground Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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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