



## 37A BEDALE ROAD

AIKEW, BEDALE, DL8 1BL

**£220,000**  
**FREEHOLD**

A spacious Townhouse with well presented accommodation and a great layout over 3 floors, including 3 double bedrooms, 2 bathrooms and a dining kitchen. The property is ideally positioned for Bedale town centre and the A1(M) and benefits from well presented accommodation, a rear garden, gas fired heating and off street parking.

**NORMAN F. BROWN**

Est. 1967

# 37A BEDALE ROAD

• Spacious Townhouse • 3 Double Bedrooms • Off Street Parking • Rear Garden • Gas Fired Heating & Double Glazing • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Great Layout • Well Presented Accommodation • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This spacious and well presented townhouse offers a great layout over 3 floors with well presented accommodation to suit a variety of lifestyles.

The property opens into a hallway which leads into the living room which is a bright spacious room with a bay window and an under stairs cupboard provides great storage. Glazed double doors lead through to the dining kitchen where there is space for a large dining table and chairs, ideal for family time or entertaining. The kitchen itself comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink with a draining board. There are integral appliances including a 5 ring gas hob with an extractor hood over and an electric double oven under plus a tall fridge freezer, washer/dryer, dishwasher and a wine fridge. There is also a door linking to the garden.

The first floor landing leads to two double bedrooms, the family bathroom and has a useful airing cupboard for more storage. Bedroom 2 is an excellent double to the rear next to the family bathroom that comprises of a panelled bath, pedestal mounted washbasin, a push flush W.C and a step in shower enclosure with double sliding screen doors. Bedroom 3 is to the front and is an 'L' shaped double bedroom with useful built in wardrobes.

The main bedroom is on the second floor and is another great double with built in wardrobes, eaves storage and there is an ensuite shower room comprising of a step in shower enclosure with folding screen doors, a pedestal mounted washbasin and a push flush W.C.

## Outside

To the front there is an allocated parking space within the shared car park for the terrace and an attractive lawned frontage. To the rear is a paved garden with a planted border having railway sleeper style edging, ideal for entertaining or sitting out with a garden shed for storage and fenced boundaries. There is guest parking available to the rear of the terrace behind off Newsteads.

## 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

Community Charge: £150p.a which covers maintenance of the perimeter walls and tarmac areas of the parking areas. All owners of the properties are members of the management company.

#### Utilities

Water – Mains (Yorkshire Water)

Heating: Gas

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)

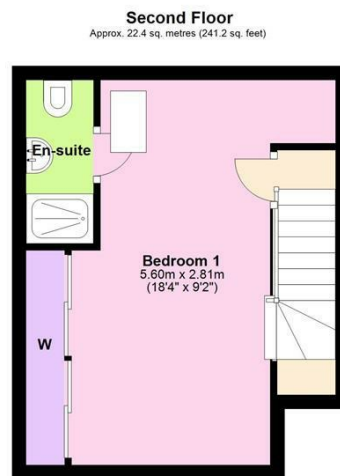
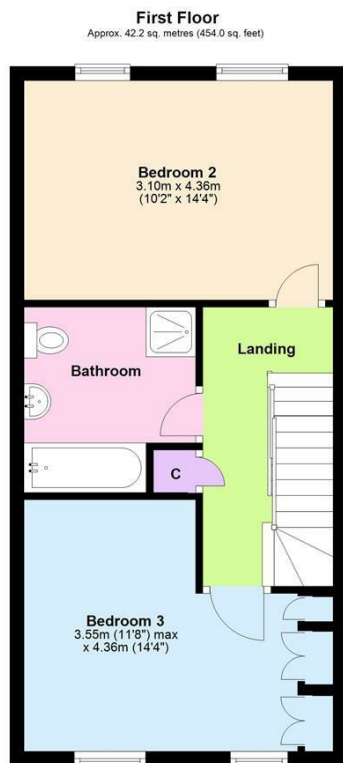
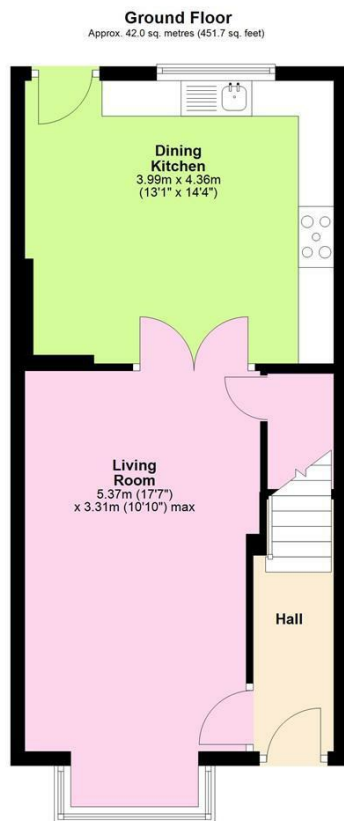
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

## 37A BEDALE ROAD





Total area: approx. 106.5 sq. metres (1146.9 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<br>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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