



**16A BEDALE ROAD, AISKEW,  
BEDALE, DL8 1BA**

**£200,000  
FREEHOLD**

A spacious character home with well presented accommodation over three floors plus a cellar. The property is nicely positioned for Bedale town centre & for junction 51 of the A1(M) and benefits from a great layout, three bedrooms, two bathrooms, a rear yard and off street parking.

**NORMAN F. BROWN**

Est. 1967

# 16A BEDALE ROAD, AISKEW,

- Three Bedrooms • Mid Terraced Home • Accommodation Over Three Floors Plus A Cellar • Two Bathrooms • Off Street Parking & Outside Storage • Character Home • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Rear Garden • Enquire Today For Your Personal Viewing • Video Tour Available



## Description

This character home is conveniently positioned for Bedale and junction 51 of the A1(M) and has well presented accommodation over three floors plus a cellar under the living room.

The property opens into a spacious and bright living room with a log burning stove providing a cosy feel. The living room leads through to a rear hall which has a door out into the rear garden and an under stairs cupboard provides storage and has plumbing for the washing machine. In the floor of the rear hall is a hatch to the cellar providing excellent storage having been tanked out by the current owner, who has also installed a sump pump. There is a restricted head height of 5'3. The kitchen is off the rear hall and comprises of a range of shaker style wall and base units with a work top over having a tiled splashback and a one and a half bowl sink with a draining board. There are built in appliances including a four ring electric hob with an extractor hood over and an electric oven and grill under plus spaces for a dishwasher and an under counter fridge. There is also a cupboard providing more storage and housing the immersion heater.

The first floor landing opens to two bedrooms and the bathroom and has another switchback staircase up to the first floor. Bedroom one is a great double to the front and bedroom three is to the rear and would

make a fantastic single bedroom or at home study. The bathroom comprises of a panelled bath with a shower over and screen plus a pedestal mounted washbasin and a push flush W.C.

The second floor landing has a shelved storage area and leads to bedroom two which is another good double bedroom with an ensuite shower room incorporating a shower enclosure with double sliding screen doors and an electric shower, a pedestal mounted washbasin and a push flush W.C.

## Outside

To the rear is a garden that is ideal for sitting out or entertaining with a raised bed having a brick retaining wall and mature raspberry canes and wisteria growing along the walled boundary. Beyond the garden is a parking area accessed up the side of Malt Shovel Cottage via a right of way to a tarmac and gravelled parking area bordered by a mature shrubbery and inset plum tree. There is also further storage via an outbuilding that has light and power points.

## 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: Centrally Programmed Oil filled electric radiators

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

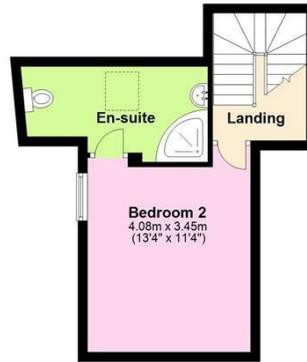
The Driveway from the lane is owned by 16a. 16 has a right of way to their parking area

No mains gas connected to the property. There is mains gas available in the street.

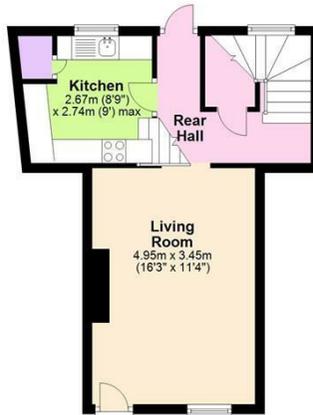
## 16A BEDALE ROAD, AISKEW,



**Second Floor**  
Approx. 26.7 sq. metres (286.9 sq. feet)



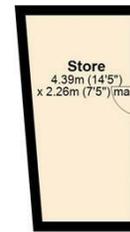
**Ground Floor**  
Approx. 33.6 sq. metres (361.5 sq. feet)



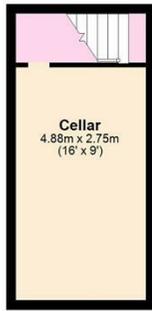
**First Floor**  
Approx. 33.6 sq. metres (361.2 sq. feet)



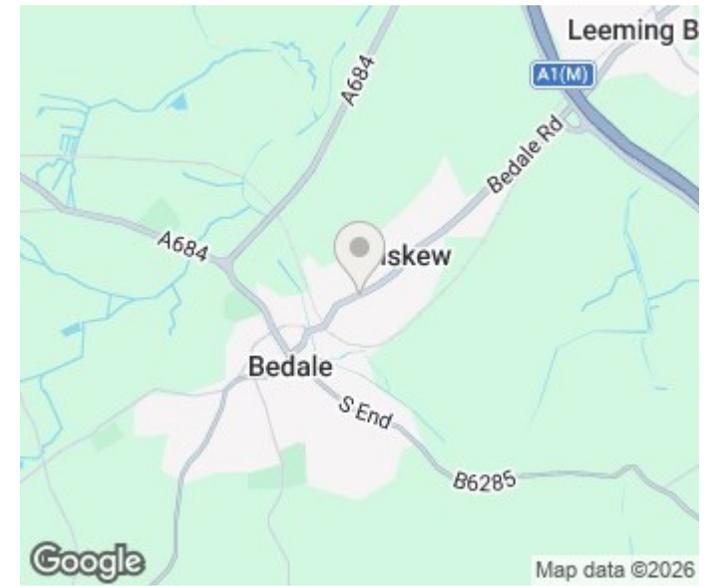
**Outside Store**  
Approx. 9.0 sq. metres (97.4 sq. feet)



**Basement**  
Approx. 16.5 sq. metres (177.5 sq. feet)



Total area: approx. 119.3 sq. metres (1284.6 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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>24</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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