



23 PASTURE DRIVE BEDALE, DL8 2AZ

£325,000
FREEHOLD

An excellent three double bedroom detached bungalow located close to the Bedale town centre, doctors surgery and Leisure centre. The property benefits from a private rear garden, off street parking and an integral garage plus a great layout makes it ideal for modern lifestyles.

NORMAN F. BROWN

Est. 1967

23 PASTURE DRIVE

- Three Double Bedrooms • Detached Bungalow • Close To Bedale Town Centre & Amenities • Great Layout • No Onward Chain • Private Rear Garden • Off Street Parking & Integral Garage • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This excellent detached bungalow is ready to move into having been well cared for by the current owner and is offered for sale with no onward chain.

The property opens into a spacious central hallway with a useful built in storage cupboard for coats etc. To the front of the bungalow are the three double bedrooms with bedroom one, an excellent double having built in wardrobes, bedroom two another great double bedroom and the third bedroom is a smaller double, ideal for guests or could even be an at home office. The shower room has a modern style including a shower enclosure with an electric shower and double sliding screen doors plus a push flush W.C and wash basin set into a vanity unit.

To the rear looking out over the gardens are a sitting room and dining kitchen which also has a conservatory opening out onto the patio seating area. The sitting room is bright and spacious with a living flame gas fire with a marble inset and hearth and a wood surround providing a cosy feel. The dining kitchen is another spacious room space for a 6 person dining table, ideal for family time or for entertaining. The kitchen itself comprises of a range of wall and base units with a work surface over having a tiled splashback and a one and a half bowl sink with a drainer. There are integral appliances including a four ring gas hob with an extratcor hood

over, an electric oven and microwave, tall fridge freezer and a dishwasher with space for a washing machine. There is also a useful door through to the integral garage and another though to the conservatory which provides a pleasant space for relaxing looking out over the gardens.

Outside

To the front is a block paved driveway providing off street parking leading to the integral garage and there is also a pea gravel frontage and an attractove planted shrub border with gated access to the rear to both sides. The garage itself has an up and over door, side window, door through to the kitchen, lighting and power points plus a range of built in cupboards for storage with a work top over. The rear garden is ideal for garden lovers or for entertaining and are lovely and private. The garden is mainly lawned with paved seating areas for entertaining with mature planted shrubberies and a garden shed for further storage and all enclosed by fenced boundaries.

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 – D

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

Construction: Standard

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: No Risk

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

Restrictive Covenants:

23 PASTURE DRIVE



Ground Floor

Approx. 113.5 sq. metres (1222.0 sq. feet)



Total area: approx. 113.5 sq. metres (1222.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(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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