



21 CALVERT WAY

BEDALE, DL8 2AP

£270,000
FREEHOLD

A spacious four double bedroomed detached home with a flexible layout over 3 floors and over 1300 sq ft of accommodation (plus Garage) located close to Bedale town centre, schools and the leisure centre. The property benefits from off street parking, double garage, rear garden and junction 51 of the A1(M) is also close by for commuters.

NORMAN F. BROWN

Est. 1967

21 CALVERT WAY

• Four Double Bedrooms • Detached Home • Spacious Accommodation • Great Layout Over Three Floors • Rear Garden • Off Street Parking & Garage • Gas Fired Heating & Double Glazing • Close To Bedale Town Centre, Schools & The Leisure Centre • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This four bedroom detached home offers flexible accommodation over 3 floors with scope for buyers to put their own stamp on.

The property opens into a central hallway with a downstairs W.C off and space for hanging coats etc under the stairs. The dining kitchen is a great room for entertaining with space for a large dining table and chairs plus sofas, with French doors out to the garden. The kitchen itself comprises of a range of wall and base units with a work surface over having a matching upstanding and a one and a half bowl sink with a draining board. There are built in appliances including a four ring ceramic hob with an extractor hood over and an electric oven under with a space for a tall fridge freezer. There is also a separate utility room which has a base unit for storage with a worktop over and spaces under for a washing machine and dishwasher.

The first floor accommodation includes a bright and airy sitting room with a log burning stove providing a cosy feel. There are two double bedrooms, both with fitted wardrobes and the house bathroom which comprises of a panelled bath, push flush W.C and a pedestal mounted washbasin.

The second floor comprises of two further excellent double bedrooms both of which are again bright and

airy and include a main bedroom with an en-suite, comprising of a shower enclosure with folding screen door, a pedestal mounted washbasin and a push flush W.C.

Outside

An attractive lawned frontage has a flower bed border with a mature inset tree with gated access to the rear garden and a tarmac driveway provides off street parking in front of the garage. The garage itself has a personal door to the rear, up and over to the front and has lighting and power points.

The rear garden has a paved patio off the dining kitchen overlooking a lawn and all enclosed by 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

Room measurements (Approx)

Ground Floor - Dining Kitchen - (19'3 x 12'7 max),

First Floor - Sitting room (19'6 x 9'7), Bedrooms 3 (11'4 x 9'6) and 4 (13'4 x 7'9),

Second Floor - Main bedroom (16'7 into bay x 11) and Bedroom 2 (16'7 into bay x 9'7)

Council Tax Band – D

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 - Immersion Heater

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

Restrictive Covenants: Not Known

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(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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