



WOODSTOCK, BLIND LANE AISKEW, BEDALE, DL8 1BW

**£210,000
FREEHOLD**

A three bedroom detached bungalow nicely positioned on a great plot close to the Bedale town centre & the A1(M). The bungalow offers a great layout with accommodation in need of modernisation and benefits including a large and private rear garden, off street parking and is offered for sale with no onward chain.

NORMAN F.BROWN

Est. 1967

WOODSTOCK, BLIND LANE

• Three Bedrooms (2 Doubles & 1 Single) • Detached Bungalow • Large Plot & Garden • Off Street Parking • No Onward Chain • In Need Of Modernisation • Close To bedale Town Centre & The A1(M) • Gas Fired Heating & Double Glazing • Enquire Today for Your Personal Viewing • Video Tour Available



The Property

This superb detached bungalow is now in need of modernisation and offers lots of potential and is conveniently located close to the town centre, and the A1(M).

The entrance porch at the front opens into a central hallway which has built in cupboards for storage and a loft hatch with a drop down loft ladder to the boarded out loft. The sitting room is positioned to the front and is bright and spacious with space for dining furniture and sofas etc plus a serving hatch to the kitchen and a blocked up fire place could be reopened. The kitchen has a range of wall and base units with a work surface over having tiled splashbacks and a single sink with draining board. There is space for an electric cooker and further spaces for an undercounter fridge and a washing machine plus a door to the side for the garden.

The main bedroom is a bright double to the front with built in wardrobes and bedroom 2 is also another excellent double to the rear. Bedroom three is to the rear with an attractive outlook over the garden and is an excellent single that could also make a great study or hobby room. The bathroom comprises of a panelled bath with an electric shower over, plus a pedestal mounted washbasin and a W.C.

Outside to the front is a gravelled area with mature

inset shrubs. To the side is a driveway providing off street parking and leads into the rear garden. The large rear garden is nice and private and is mainly lawned with shrub flower beds, a rockery and a hard standing seating area. Beyond the shrubbery is further garden that requires reinstating and like the house offers a lot of potential.

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: 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

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase
 - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

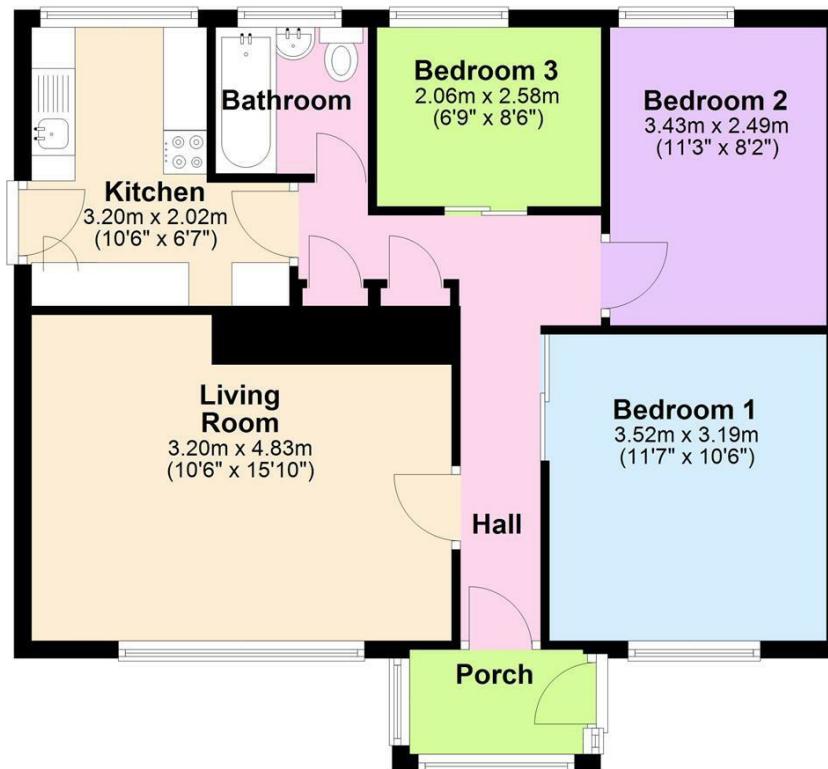
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

WOODSTOCK, BLIND LANE



Ground Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



Total area: approx. 67.1 sq. metres (721.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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