



## 22 IDDISON DRIVE BEDALE, DL8 2EP

**£195,000**  
**FREEHOLD**

This well presented two bedroom semi detached bungalow is located close to the Bedale town centre and other town amenities, as well as junction 51 of the A1(M). The property benefits from a great layout, gas fired heating plus a lovely garden and off street parking.

**NORMAN F. BROWN**

Est. 1967



## 22 IDDISON DRIVE

• Two Bedrooms • Semi Detached Bungalow • Off Street Parking • Enclosed Rear Garden • Gas Fired Heating & Double Glazing • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Great Layout • No Onward Chain • Enquire Today For Your Personal Viewing • Video Tour Available



### Description

This well presented bungalow is conveniently positioned close to Bedale town centre and the nearby park.

The property opens into a hallway which leads through to the living room and kitchen and has a useful store cupboard for coats and shoes. The kitchen comprises of a range of shaker style wall and base units with a workshop surface over having a matching upstanding and a one and a half bowl sink with a draining board. There are integral appliances, including a four ring gas hob with an extractor hood over and stainless steel splashback plus an electric oven and microwave, fridge freezer, slimline dishwasher and a washing machine.

The living room is spacious and bright with room for sofas and dining furniture making it a lovely room for relaxing or entertaining. Off the living room is an inner hallway to the bedrooms and bathroom, with an airing cupboard and loft hatch with a drop down ladder. Bedroom one is an excellent double with an attractive outlook over the rear garden and bedroom two is an excellent single or smaller double bedroom also looking out to the rear garden. The bathroom comprises of a 'p' shaped bath with an electric shower over and a screen plus a washbasin set into a vanity unit and a push flush W.C.

### Outside

The front has been block paved to provide a great parking area for multiple cars that continues down the side to the rear garden via double wrought iron gates. The rear garden is mainly lawned with two mature inset trees, a paved seating area, ideal for entertaining and all enclosed by fenced and hedged 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 – B

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](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

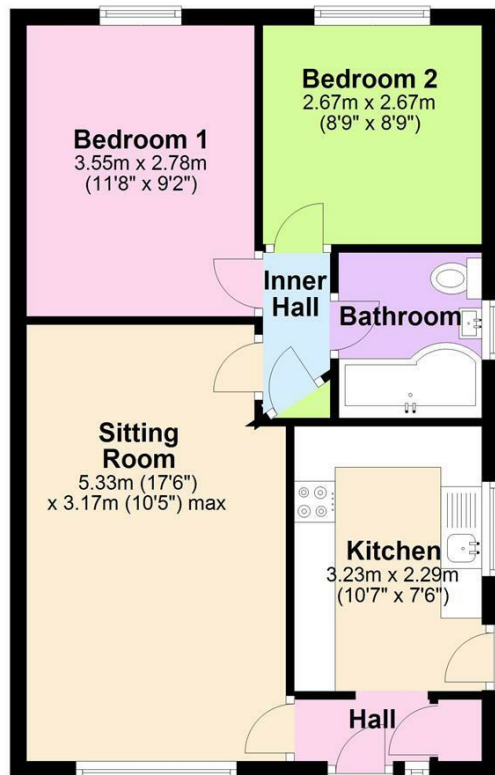
Restrictive Covenants: Not Known

## 22 IDDISON DRIVE



## Ground Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 49.9 sq. metres (537.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
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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