



**20A BEDALE ROAD  
AISKEW, BEDALE, DL8 1BA**

**£525,000  
FREEHOLD**

This stunning converted chapel offers buyers a wow factor home, with contemporary style and character features finished to an exceptional standard. This conveniently positioned property has a flexible layout, perfect for modern lifestyles over two floors and benefits from off street parking, gas fired heating, private rear garden and is for sale with no onward chain.

**NORMAN F. BROWN**

Est. 1967

## 20A BEDALE ROAD

- Stunning Chapel Conversion • Close To Bedale Town Centre & Ideal For The A1(M)
- Four Double Bedrooms & 2 En Suites • Spacious Accommodation & Great Layout • Contemporary Style With Character Features
- Private South Facing Rear Garden • Off Street Parking & Garden Store • Detached Home With Wow Factor!
- Video Tour Available • Enquire Today For Your Personal Viewing



### Description

This stunning conversion offers buyers a fantastic mix of spacious rooms, contemporary style and character features providing the wow factor. Located conveniently close to Bedale town centre and ideal for the A1(M) this property will suit a variety of lifestyles.

The impressive facade is a pre cursor to the stunning spacious sitting room with full height ceiling having exposed beams, character windows and a great backlit media wall. A beautiful oak staircase leads up to the first floor and a door underneath, leads into an inner hallway with a downstairs W.C and opens to the study, dining kitchen and guest bedroom with en suite. The snug is a cosy room which could be used for a variety of needs and the guest bedroom is a good double with an ensuite comprising of a walk in shower, wall hung washbasin and a W.C. The dining kitchen is a truly impressive space, ideal for entertaining or for family time. The kitchen itself comprises of a range of shaker style wall and base units with a solid wood work surface having a matching upstand and a one and a half bowl inset sink with a draining board. There is a space for an American style fridge freezer and integral appliances including a dishwasher, double eye level oven and a five ring gas hob with an extractor hood over set into an island with a breakfast bar and a silestone work top. The dining area has an atmospheric feel with 3 drop down lights positioned for a large dining table and chairs with space for a dresser too, it is a perfect space for all occasions. Off the kitchen is a utility room that leads out to the rear courtyard style garden which has built in cupboards for storage and a worktop with spaces under for a washing machine and a tumble dryer.

The impressive staircase opens to the first floor landing which leads to two further bedrooms, a study, a games area, and bathroom. The main bedroom is a spacious

double with a walk in wardrobe and an ensuite shower room comprising of a walk in shower, wall hung washbasin and a W.C. Bedrooms two and four are both doubles and served by the family bathroom which includes a walk in shower enclosure with fixed and hand held shower heads, plus a freestanding bath, low level W.C and a wall mounted washbasin. The games room is open to the sitting room with an oak balustrade to match the staircase.

### Outside

The south facing garden is mainly paved with fenced boundaries and is a lovely low maintenance area for sitting out or entertaining. There is a large garden store which houses the boiler and immersion heater and is great for storing garden items. To the right hand side of the property is a driveway with tandem parking for two cars.

### 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 – TBC

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 (Underfloor heating to ground floor & Radiators to first floor)

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

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.

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### ADDITIONAL INFORMATION

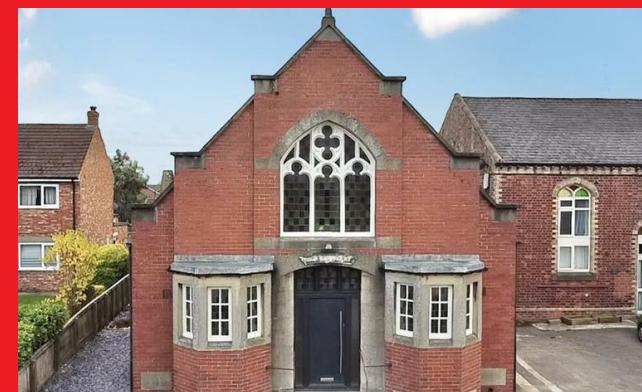
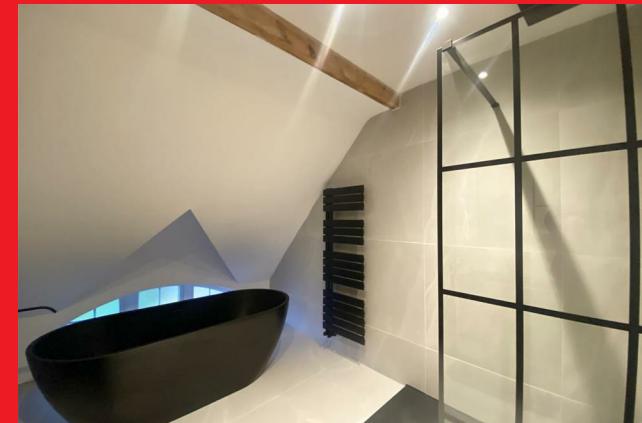
**Local Authority** – North Yorkshire Council

**Council Tax** – Band New Build

**Viewings** – By Appointment Only

**Floor Area** – 2387.00 sq ft

**Tenure** – Freehold





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