



## 8 GRANGE ROAD

BEDALE, DL8 2AU

**£335,000**  
**FREEHOLD**

A spacious and well presented two or three bedroomed Detached Bungalow set on a corner plot in an excellent location close to Bedale town centre and ideal for the towns amenities and the A1(M). Other benefits include off street parking, garage, gas central heating and double glazed windows. Viewing is highly recommended to appreciate the space (both inside and out) on offer.

**NORMAN F. BROWN**

Est. 1967

# 8 GRANGE ROAD

- Spacious Detached Bungalow • 2 or 3 Bedrooms • Corner Plot • Excellent Gardens • Great Layout • Convenient For Bedale Town Centre, Amenities & The A1(M) • Off Street Parking & Garage • Gas Fired Heating & Double Glazing • Enquire Today For Your Personal Viewing • Video Tour Available



## The Property

This excellent detached bungalow is set on a corner plot in a highly convenient position for the Bedale town centre, leisure centre and amenities.

The property opens into an entrance porch with a built in coat store with a double glazed sliding door opening into a spacious central hallway. To the right of the hallway are the three bedrooms with bedrooms one and two both great double bedrooms and the third bedroom is a great single. The third bedroom has been used as a hobby room and as a dressing room to bedroom one and has an interlinking door that could be blocked up, restoring it to an independent room. 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 washbasin set into a vanity unit.

The spacious living area is ideal for relaxing or entertaining and is split into a sitting room and dining area conveniently positioned off the kitchen. The sitting room is to the front and is bright and airy with a living flame gas fire with a marble inset and hearth and a wood surround providing a cosy feel. The dining area has room for a large dining table and chairs plus a dresser and has sliding patio doors opening to the garden and a decked entertaining area at the side with a pergola over, making it great for entertaining. The kitchen comprises of a range of wall and base units with a work surface over having a tiled splashback and a one and a single sink with a drainer. There are integral appliances including a four ring gas hob with an extractor hood over, an electric oven and grill plus spaces for a dishwasher and tall fridge freezer. The utility area is open to the kitchen and has extra cupboards for storage and space for a washing machine and a chest freezer. Also off the utility is a separate W.C and a door out to a rear porch for access to

the gardens.

## Outside

To the front is a hard standing driveway providing off street parking leading to the attached garage and there is also a lawned frontage with an attractive planted shrub border with gated access to the rear to both sides. The garage itself has an up and over door, rear window and door, door plus lighting and power points.

The rear garden is easy to maintain with paved seating and hard standing areas for entertaining with a variety of raised beds for growing flowers, vegetables and fruit, plus an apple tree too. The garden also benefits from two greenhouses and two garden sheds for extra storage, and all lovely and private 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

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Mobile & Broadband:

[www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker](http://www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker)

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):

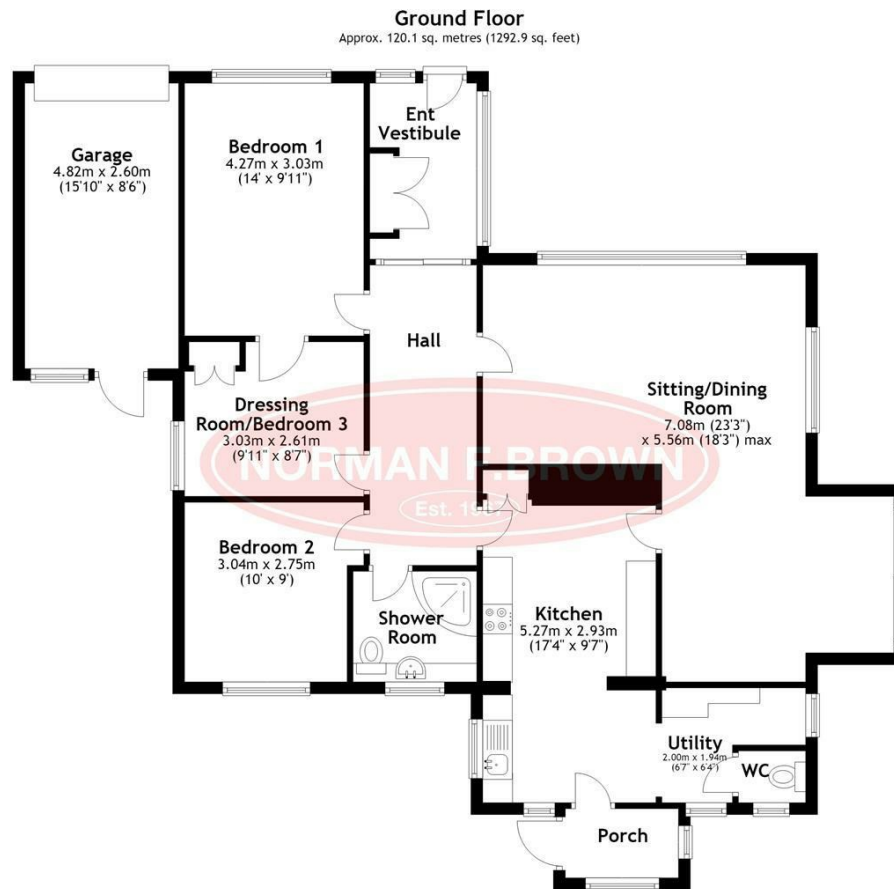
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

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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Total area: approx. 120.1 sq. metres (1292.9 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            | 66                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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