



10 ASCOUGH WYND, AISKEW BEDALE, DL8 1AT

£270,000
FREEHOLD

Offered for sale with no onward chain is this well presented and spacious four bedroom end town house with accommodation over three floors located close to the Bedale town centre and ideal for the A1(M). The property benefits from a flexible layout that will suit a variety of lifestyles and with a private garden, off street parking and a garage, viewing is highly recommended.

NORMAN F. BROWN

Est. 1967

10 ASCOUGH WYND, AISKEW

• Four Bedrooms • Townhouse • Spacious
Accommodation Over Three Floors • Attractive &
Private Garden • Off Street Parking & Integral
Garage • Close To Bedale Town Centre & The
A1(M) • Gas Fired Heating System • Flexible
Layout • Video Tour Available • Enquire Today For
Your Personal Viewing



Description

This spacious end townhouse is located close to the Bedale town centre in a quiet position offering a great layout over three floors.

The property opens into a hallway with a useful store cupboard for coats and shoes plus there is a downstairs WC and a door to the integral garage. The hallway also has stairs leading to the first floor and a door opening into the bright and airy dining kitchen. The kitchen itself has a matching range of wall and base units with a work surface over and tiled splashbacks. There is a four ring gas hob with an extractor hood over and an electric oven under, a stainless steel drainer sink looking out towards the rear garden and there are spaces for a washing machine and a tall fridge freezer. The dining area has space for a six person table and chairs and has French doors opening out to the rear garden.

The first floor has a spacious and bright 'L' shaped sitting room with two double glazed windows to the front and an electric fire. To the rear of the property is bedroom two which is an excellent double bedroom, currently used as a study with views over farmland beyond the garden and there is also the house bathroom which comprises of a white three piece suite including a panelled bath, a pedestal mounted washbasin, a low level WC, mainly tiled walls and a radiator.

The second floor has the main bedroom which is

another excellent double bedroom with a double glazed dormer window to the front, an over stairs cupboard and an ensuite which comprises of a walk in shower with a fixed glazed screen, a push flush WC, a washbasin set into a vanity unit and a chrome ladder style heated towel rail. Bedrooms three and four are both to the rear of the property with views over the open farmland beyond the gardens. Bedroom three is another double bedroom and bedroom four is a good single that could be used as a study or at home office, perfect for working from home.

Outside there is a lawned frontage with a tarmac driveway leading to the integral garage. The garage itself has an electric roller door and light and power points.

To the rear, the private gardens have been designed for ease of maintenance with a paved seating area, gravelled areas with inset range of mature shrubs and trees all enclosed with 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 providing easy 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 – Combi Boiler or Immersion Heater

Drainage: Mains

Agent Notes

The rear boundary for the property is actually in the hedge line beyond the rear garden fence.

A shared path goes between numbers 10 and 12 Ascough

Wynd providing access for bins for number 8 and the terrace to the left hand side. Number 8 has a right of way across the back of number 10's plot. Number 10's garden is screened via the fenced boundary providing privacy in this regard (Please see the video tour for further information).

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk:

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

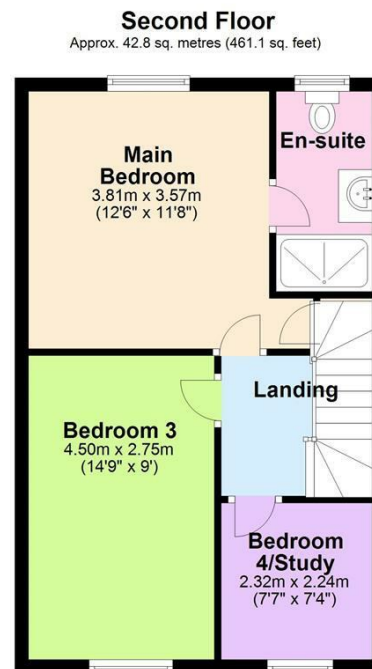
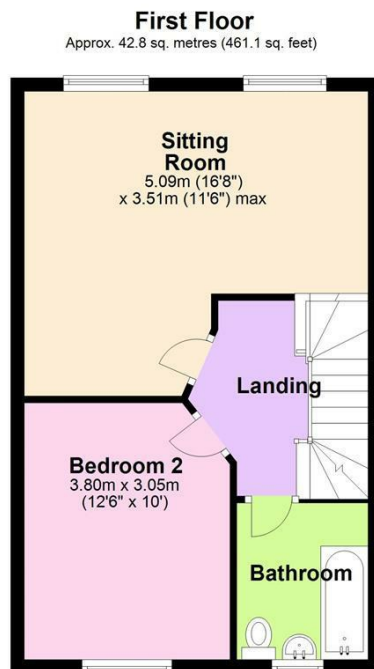
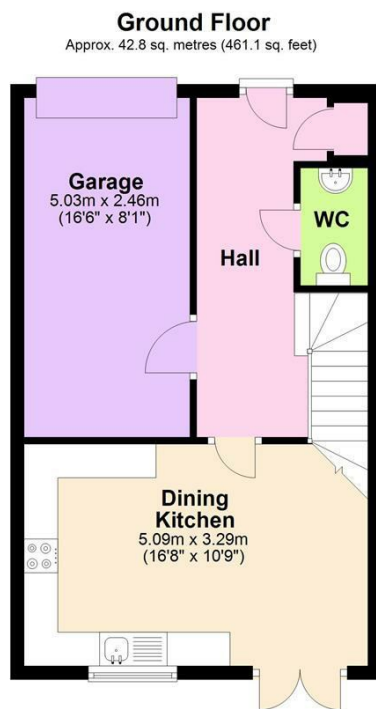
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

10 ASCOUGH WYND, AISKEW





Total area: approx. 128.5 sq. metres (1383.2 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 79 |
| (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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Est. 1967