



## 14 STAPLETON CLOSE

BEDALE, DL8 2UA

**£450,000**  
**FREEHOLD**

A spacious wow factor home located close to Bedale town centre, schools and the A1(M) for commuters. This detached house offers flexible accommodation with a great layout and in a great position next to the park. The property will suit a variety of lifestyles and needs and with 5 bedrooms plus an annexe, which could be used for a multitude of purposes, offers a unique home in a convenient spot.

**NORMAN F. BROWN**

Est. 1967



# 14 STAPLETON CLOSE

• 5 Bedroom Detached Home • Annexe For A Multitude Of Uses • Off Street Parking • Private Garden Next To A Park • Close To Bedale Town Centre, Schools & Junction 51 Of The A1(M) • Spacious Home • Flexible Layout • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This superb home will suit a variety of lifestyles and needs with its flexible layout and great position next to the park and ideal for Bedale town centre, schools and junction 51 of the A1(M) for commuters.

The house opens into a bright hallway which has a downstairs W.C and a great under stairs cupboard for storage. The sitting room is lovely and bright with a bay window and a gas fired stove provides a cosy feel. The living kitchen is a great space for entertaining or family time, with three distinct areas including a dining area with space for a large dining table and chairs, living area and kitchen. The kitchen itself comprises of a range of wall and base units with a work surface over, tiled splashbacks and a one and a half bowl sink with a draining board in front of a window providing great views of the garden and park beyond. There is a four ring gas hob with an extractor hood over plus an electric oven and grill, dishwasher, fridge and space for a freezer. Off the kitchen is a utility room where there is space for a tall fridge freezer and a washing machine and tumble dryer. The living area is also open to the kitchen making a lovely sociable space and links the house to the garden via bi fold doors and there is space for sofas and chairs plus a log burning stove providing a cosy feel.

The first floor landing has a storage cupboard with a heater and a loft hatch to the partially boarded loft via a drop down ladder. Bedroom one is an excellent double to the front and bedroom two is to the rear and is another great double with attractive views to the rear over the park. Bedrooms three (a double), four (a double) and five (a single) are all good sized bedrooms with bedroom five having a great view over the park and would also be an ideal at home study. The spacious family bathroom comprises of a shower enclosure with double sliding screen doors, a large panelled bath with a handheld shower over, a

push flush W.C and his and hers washbasins.

## Outside

There is an attractive lawned frontage with a shrubbery and a tarmac driveway provides plenty of off street parking and leads to the annexe and there is gated side access to the rear garden. The private rear garden is designed for ease of maintenance and has a decked space from the living area bi folds and is great for entertaining and in an elevated position overlooking the park. The decking leads to a paved area with a mature shrub border with a path round to the driveway gate.

## Annexe

A fantastic addition to the home is the converted garage providing a flexible space to suit a variety of needs and has the possibility of being an Air bnb type rental. Originally built as a home for an older child wanting independence, the space could also be used as an at home office, studio or at home gym and comprises of an entrance hall with a shower room off, including a walk in shower with screen and a push flush W.C and washbasin set into a vanity unit. 3 steps drop down to the living area which has stone tiled flooring and there is hard wired wifi from the main house too. There is space for sofas and a table and there is a fitted kitchen including a range of shaker style wall and base units with a single sink with a drainer and a matching upstanding. There are built in appliances including a four ring gas hob with an extractor hood over and an electric oven under plus a slimline dishwasher and a tall fridge freezer. Above the living area is a mezzanine, ideal as a double bedroom with fitted wardrobes (one housing the water boiler) into the eaves and a dressing table and would also be ideal for an at home office. Outside to the front is a paved patio area with fenced boundary for privacy and a gate to the driveway.

## 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 – E

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Extensions/Additions: Extension to rear (15/02318/FUL)& garage conversion (17/00581/FUL)

Planning Permission Required Yes Granted Yes

Building regs Required Yes Certificate Yes

Conservation Area - No

## Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains for the house and a heat pump for the annexe.

Water – Combi Boiler in the house and hot water heater boiler in the annexe.

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

The property is positioned adjacent to Stapleton Close with a private driveway. There is a right of access across the front lane for numbers 10 and 12 Stapleton Close.

Restrictive Covenants: Not Known

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### ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

**Council Tax** – Band E

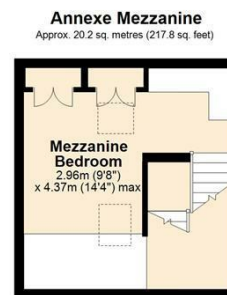
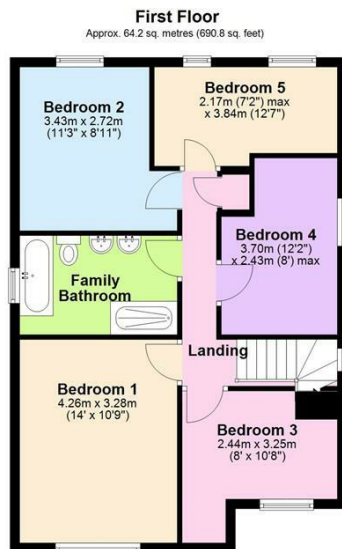
**Viewings** – By Appointment Only

**Floor Area** – 1975.50 sq ft

**Tenure** – Freehold

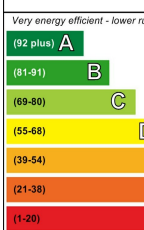







Total area: approx. 183.5 sq. metres (1975.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>69</b>	<b>69</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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