



9 PRIMROSE WAY, AISKEW

BEDALE, DL8 1FJ

£72,500
LEASEHOLD

A great opportunity to purchase this spacious three bedroom semi detached home located in a popular area close to Bedale town centre and junction 51 of the A1(M). The property is sold as a 35% share and benefits from a great layout, enclosed and private rear garden and off street parking.

NORMAN F. BROWN

Est. 1967

9 PRIMROSE WAY, AISKEW

- 35% Shared Ownership • Three Bedroom Semi Detached • Ideal for Bedale & Junction 51 Of The A1(M) • Enclosed & Private Rear Garden • Off Street Parking • Great Layout • Gas Fired Heating & Double Glazing • Popular Area • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This great home is offered for sale as a 35% share, perfect as an affordable home.

The property opens into a hallway with space for hanging coats and storing shoes plus a downstairs W.C. The sitting is room is bright and spacious and leads through to the dining kitchen which has space for a 6 person dining table and chairs with French doors out to the garden, ideal for entertaining. The kitchen itself comprises of a range of wall and base units with a work surface over having a matching upstanding and a single sink with a draining board. There are spaces for a washing machine, fridge freezer and a freestanding cooker with gas and electric points and an extractor hood over.

The first floor landing has a loft hatch and a store cupboard over the stairs. There are two double bedrooms with bedroom one to the rear having fitted wardrobes and bedroom two to the front. Bedroom three is a good single bedroom too and the house bathroom comprises of a panelled bath with a shower over and screen, a pedestal mounted washbasin and a push flush W.C.

Outside

There is an attractive lawned frontage with a shrubbery and a tarmac driveway leads down the

side providing off street parking with gated access to the rear garden. The rear garden is all enclosed and private with a paved seating area off the dining kitchen overlooking a lawned garden with a shrub border and two garden sheds for storage all within 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 – C

Tenure – We are advised by the vendor that the property is Leasehold - Shared Ownership.

Share is 35% with Broadacres owning the remaining 65%

Lease started 12.10.2018 for a 99 year term.

Rent: £355.68 per month

Service Charge: £1105

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

Mobile:

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

Flood Risk: Very Low

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

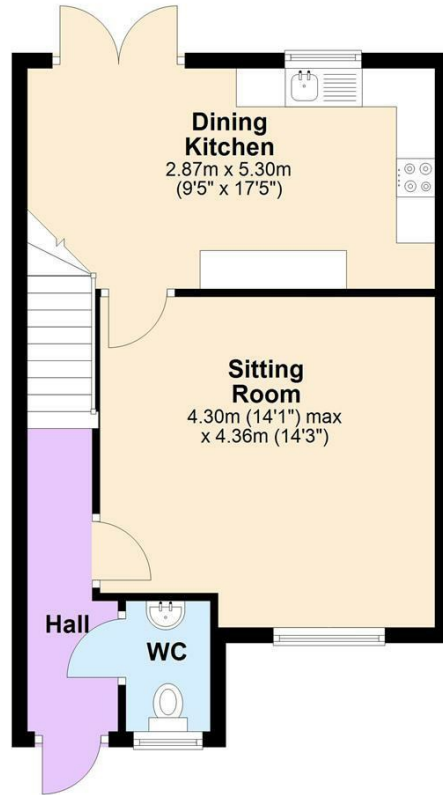
Restrictive Covenants: Not Known

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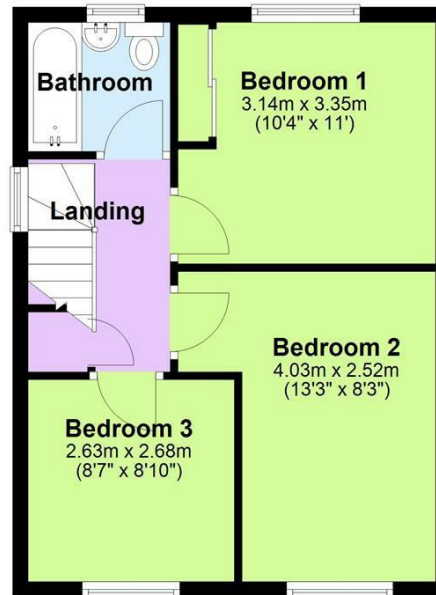
Ground Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



Total area: approx. 80.3 sq. metres (863.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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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