



## 3 MOSQUITO GARTH

BEDALE, DL8 2BS

**£295,000**  
**FREEHOLD**

A spacious three double bedroom detached home located close to the Bedale town centre and junction 51 of the A1(M), ideal for commuters. The property was only built in 2020 and benefits from a contemporary style with a layout to suit modern lifestyles, plus off street parking, an integral garage, gas fired heating and a landscaped enclosed rear garden.

**NORMAN F. BROWN**

Est. 1967



## 3 MOSQUITO GARTH

- Three Double Bedrooms • Detached Home • Off Street Parking (3 cars) & Integral Garage • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Gas Fired Heating & Double Glazing • Cul De Sac Position • Great Layout with Contemporary Style • Only 5 Years Old • Enquire Today For Your Personal Viewing • Video Viewing Tour Available



### Description

This spacious and well presented three bedroom detached house offers a great layout with contemporary styled fixtures and fittings and located close to the developments central park and the town centre.

The property opens into an entrance porch with doors to the garage and the sitting room. The sitting room is nice and bright is open to the dining kitchen which has space for a 6 person dining table and chairs with French doors out to the garden making it a great space for family time or for entertaining. The kitchen itself comprises of a range of wall and base units with a matching upstanding and a one and a half bowl sink with a draining board. There are built in appliances including a four ring induction hob with a stainless steel splashback and an extractor hood over with double electric oven under. There is also an integrated dishwasher and washing machine with space for an American style fridge freezer.

An inner lobby off the sitting room has space for hanging coats and storing shoes plus a downstairs W.C with a switch back staircase to the first floor.

To the first floor, the landing has a loft hatch to the partly boarded loft and built in cupboard for storage. The main bedroom is positioned to the front and is an excellent double with an en suite comprising of a walk

in shower enclosure with a fixed and handheld shower head with sliding screen door, a pedestal mounted washbasin and a push flush W.C. Bedrooms two and three are both good doubles to the rear with attractive views of the garden. The contemporary styled house bathroom includes a panelled bath with an electric shower over and a screen plus a pedestal mounted washbasin and a push flush W.C.

### Outside

To the front is a tarmac driveway leading to the garage and a further block paved driveway providing off street parking. The garage has double timber doors in front of a roller door, a personal door into the porch, as well as lighting and power points. There is gated access to the side for the rear garden which has been cleverly landscaped for ease of maintenance and has a paved seating area off the dining kitchen looking over a mainly gravelled garden with inset shrubs and a decked pathway leads to a further decked seating area at the top of the garden with an attractive box hedge border. There is a further entertaining area set under a pergola ideal for barbecues or pizza ovens and a shed provides extra storage. The garden is all enclosed by fenced boundaries with solar lighting.

### 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.

Community Charge: £137.00 pa

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](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

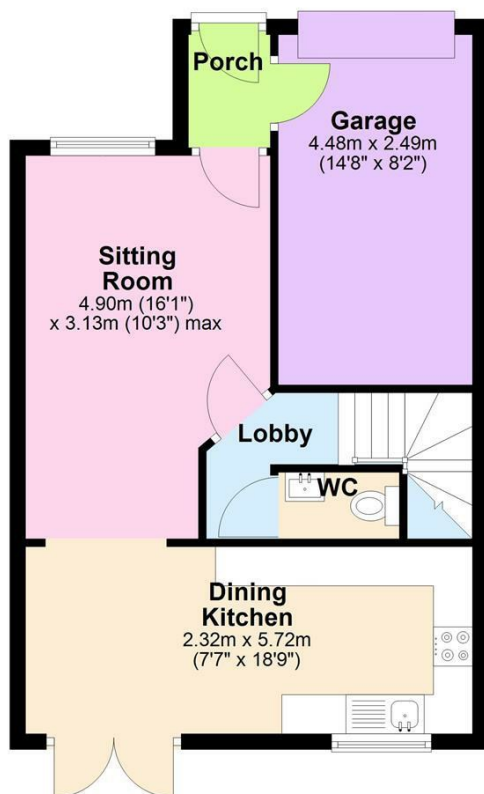
Restrictive Covenants: Not Known

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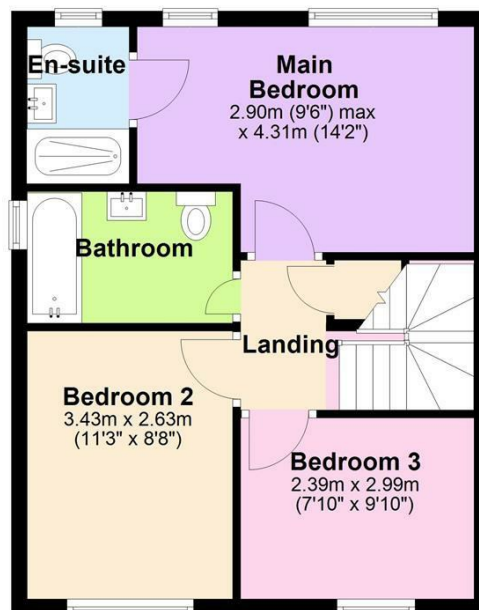
## Ground Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 89.5 sq. metres (963.5 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>		
(55-68) <b>D</b>		
(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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