



## 14 COLLEGE COURT BEDALE, DL8 2FA

**£175,000**  
**FREEHOLD**

A charming two double bed roomed mid terraced home located conveniently close to the Bedale town centre, schools and amenities. With a contemporary style and a great layout plus a private and enclosed rear garden with off street parking too, viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967

# 14 COLLEGE COURT

- Two Double Bedrooms • Contemporary Style • Terraced Home • Enclosed Rear Garden • Off Street Parking • Close To Bedale Town Centre & Amenities • Gas Fired Heating & Double Glazing • Ideal For First Time Buyers or Downsizers • Video Tour Available • Enquire Today For Your Personal Viewing



## The Property

This well presented terraced home is conveniently positioned close to Bedale town centre and amenities including, schools, the leisure centre and doctors surgery.

The property opens into the living room which is bright and spacious and has useful under stairs storage. The dining kitchen comprises of a range of shaker style wall and base units with a worksurface over having a matching upstand and a one and a half bowl sink with a draining board. There are integral appliances, including a four ring gas hob with an extractor hood over and stainless steel splashback plus an electric oven plus spaces for a tall fridge freezer and a washing machine. The kitchen also links nicely to the garden via a stable style door. There is also a downstairs W.C.

Off the living room are stairs to the first floor landing which leads to the two double bedrooms and house bathroom and also a handy airing cupboard for more storage. Bedroom one is to the rear and is an excellent double with a pleasant outlook over the garden and cul de sac beyond. Bedroom two is to the front and is a smaller double ideal for guests or for use as a at home study and there is also a loft hatch with a drop down ladder to the partly boarded loft. The bathroom comprises of a panelled bath with a shower over and a screen, plus a pedestal mounted washbasin and a push flush W.C.

## Outside

The front has an attractive lawned area with a shared private path for the terrace. The rear garden is mainly lawned with a paved seating area, ideal for entertaining. There is also a garden shed and the rear is all enclosed by fenced and hedged boundaries creating a private and tranquil setting.

Beyond the garden there are two off street parking spaces (second and third as you come onto the street) for the sole use of the property.

## 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 – B

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

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

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.

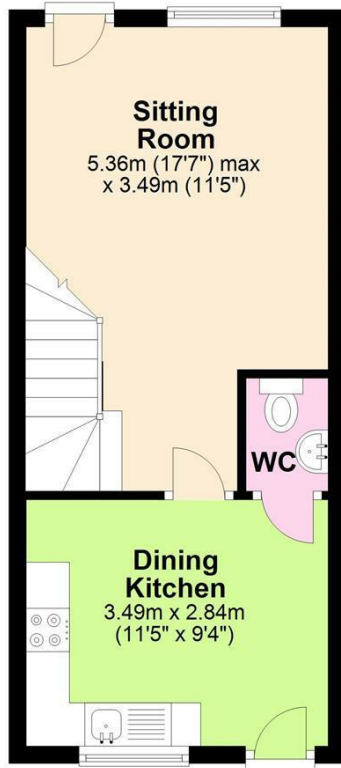
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 14 COLLEGE COURT



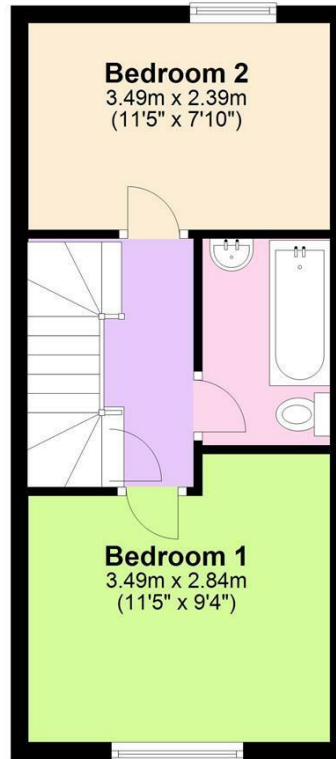
### Ground Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



### First Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 57.9 sq. metres (623.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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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