



23 GREENDALE COURT

BEDALE, DL8 1FB

£95,000
LEASEHOLD

A spacious, one bedroom apartment conveniently positioned on the first floor of this purpose built development for the over 60's and near to the communal facilities. Located close to the Bedale Town Centre, the development is ideal for those looking for an easy independent lifestyle and a slower pace of life with a lovely community feel.

NORMAN F. BROWN

Est. 1967

23 GREENDALE COURT

• One Bedroom • First Floor Apartment • Exclusive Development For The Over 60's • Close To Bedale Town Centre, Doctors Surgery & Leisure Centre • Ideal For Junction 51 Of The A1(M) & The Yorkshire Dales • Communal Parking & Gardens • Electric Heating & Double Glazing • On Site House Manager • Video Tour Available • Call Today For Your Personal Viewing



Description

A well presented one bedroomed first floor Apartment nicely positioned within this purpose built development for the over 60's and is located close to Bedale town centre. This apartment has been refurbished including redecoration, new shower room, carpets, storage heaters and electric wall heaters.

Viewing is highly recommended.

GREENDALE COURT provides secure independent living for the over 60's. There are call points in every main room for direct contact with the House Manager and there is emergency 24 hour Careline cover.

COMMUNAL FACILITIES

The residents in Greendale Court have the benefit of the following facilities:-

Residents Lounge with kitchen facilities.

Guest Bedroom with Ensuite Shower Room

Laundry Room

Refuse Room

There are attractive well stocked landscaped gardens surrounding the property for the use of the residents.

There is on-site residents parking.

THE APARTMENT COMPRISES

ENTRANCE HALL Wall mounted Tunstall entrance phone system, doors to the sitting room, bedroom, shower room and a large cupboard with a range of shelves and the hot water cylinder, wall mounted electric heater and coving to the ceiling.

SITTING ROOM 17' 4" x 10' 4" (5.28m x 3.15m)

Double glazed sash style windows to the front and the side, electric fire and two electric night storage heaters, coving to the ceiling, television and telephone points and frosted glazed double doors opening into the kitchen. There is also a remote controlled entrance system for the main communal front door.

KITCHEN 7' 4" x 7' (2.24m x 2.13m) Matching wall and base units with a work surface over and tiled splashback, single stainless steel drainer sink with mixer tap over, integrated fridge, electric AEG hob with an AEG extractor hood over, a built-in AEG electric oven, space for washing machine, laminate flooring and a double glazed window to the front.

BEDROOM 13' x 11' 7" (3.96m x 3.53m)(maximum)

Double glazed sash style window to the front, television and telephone points, coving to the ceiling, an electric wall heater and a built-in wardrobe with mirror fronted folding doors.

SHOWER ROOM Enclosed step-in shower enclosure with glazed front and double sliding doors.

The shower area is fitted with full height easy-care aqua board and there is a wash basin set in vanity unit, built-in shelving, low level WC, electric towel rail, extractor fan, electric wall heater and has mainly tiled walls.

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.

Tenure - We understand that the property is Leasehold, although we have not verified this by sight of the Title Deeds.

Local Authority - Hambleton District Council

Tel: (01609) 779977

Council Tax Band – B

Lease Details – 125 years from 7/2/2006.

Service Charge – £3528.80pa (Feb 2025 -Feb 2026)

Ground Rent - £ 395pa

23 GREENDALE COURT



First Floor

Approx. 50.4 sq. metres (542.7 sq. feet)



Total area: approx. 50.4 sq. metres (542.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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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