



**13D WYCAR  
BDALE, DL8 1ER**

**£240,000  
FREEHOLD**

Conveniently positioned in the centre of the charming town of Bedale, this delightful three-bedroom end terrace cottage offers a perfect blend of comfort and convenience. The property benefits from a lovely garden, off street parking and the layout will suit a variety of different lifestyles and needs.

**NORMAN F.BROWN**

Est. 1967

# 13D WYCAR

• Three Bedrooms • End Terrace Character Home • Fantastic Garden • Off Street Parking • Well Presented Accommodation • Close To Bedale Town Centre, Schools & Leisure Centre • Mews Style Development • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



## The Property

This well presented home is perfect for those wanting an easier lifestyle, with the convenience of town centre living and the close proximity to the A1(M) is great for commuters.

The property opens into the dining kitchen with stairs straight up to the first floor. The kitchen comprises of a range of base cupboards with a work surface over having tiled splashbacks and a single sink with a draining board. There are spaces for appliances including an American fridge freezer, dishwasher and a cooker (with gas and electric feeds) with an extractor hood over. There is also a shelved out larder cupboard neatly hidden away under the stairs for extra storage. There is also space for a 6 person dining table and chairs, ideal for entertaining. Off the kitchen to the rear is a utility with spaces for a washing machine and a tumble dryer over plus a door to a rear lane. Off the utility is a downstairs W.C, comprising of a low level WC, and a wall mounted washbasin. The sitting room is spacious and bright and the log burning stove set on a stone hearth provides a cosy feel.

To the first floor are two excellent double bedrooms to the front with an attractive view over the private garden. Bedroom three is another great excellent single to the rear, which would also make a great at home office for those working from home.

The bathroom has a panelled bath with a shower over and a folding shower screen, plus a push flush WC, and a pedestal mounted washbasin.

## Outside

There are 2 allocated parking spaces in a shared parking

area for the terrace.

The garden is to the front and is mainly lawned with an inset tree and an artificial grass seating area, perfect for entertaining or sitting out. There is a useful garden shed for storage and the garden is all enclosed by a walled boundary and a mature beech hedge providing colour and privacy. To the rear is a passage with gated access onto the side road.

## 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 - Yes (Bedale)

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

Car Park is owned by 13A Wycar. The Properties in the terrace have allocated spaces within and also have joint responsibility for maintaining the car park and hedging.

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.

**13D WYCAR**



### Ground Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



### First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 81.0 sq. metres (871.4 sq. feet)



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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