



47 GREENDALE COURT

BEDALE, DL8 1FB

£75,000
LEASEHOLD

An excellent and spacious one bedroom apartment situated on the top floor of this purpose built development for the over 60's. Located close to the Bedale Town Centre, this south facing apartment has lovely roof top views across Bedale and is ideal for those looking for an easy independent lifestyle.

NORMAN F. BROWN

Est. 1967

47 GREENDALE COURT

- Top Floor Apartment • One Bedroom • Attractive Outlook • Independent Lifestyle For The Over 60's • Lift and Stairs Close by • Excellent Communal Facilities • Lovely Communal Gardens & Facilities • CLOSE TO BEDALE TOWN CENTRE • Call Now To Arrange Your Personal Viewing • Video Tour Available



DESCRIPTION

GREENDALE COURT provides secure independent retirement living for persons over 60 years old. 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 communal residents parking.

The Apartment comprises;

Hall

Built-in storage cupboard, electric night storage heater, secure entry system and Tunstal emergency pull cord, door to the Sitting Room, Shower Room and Double Bedroom.

Sitting Room

Double glazed French doors to Juliette balcony

overlooking the attractive gardens, television points, telephone points, electric night storage heater, coving to the ceiling and double multi-paned frosted glazed doors to the Kitchen.

Kitchen

Matching wall and base units with work surface over, 4 ring electric AEG hob with an AEG extractor over as well as AEG electric oven. Integrated fridge and freezer, single stainless steel sink with a mixer tap over, tiled splashbacks, double glazed window overlooking the communal gardens and a wall mounted Creda electric wall heater.

Double Bedroom

Double glazed sash style window overlooking the communal gardens, television point, coving to the ceiling, built-in wardrobe with mirrored folding doors.

Shower Room

Low level WC, a step-in shower cubicle, washbasin set into a vanity unit, electric heated towel rail, extractor fan, wall mounted Creda wall heater, partially tiled walls and a shaver point.

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 Information

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 – Start date 2018 and length of the lease was 125 years.

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

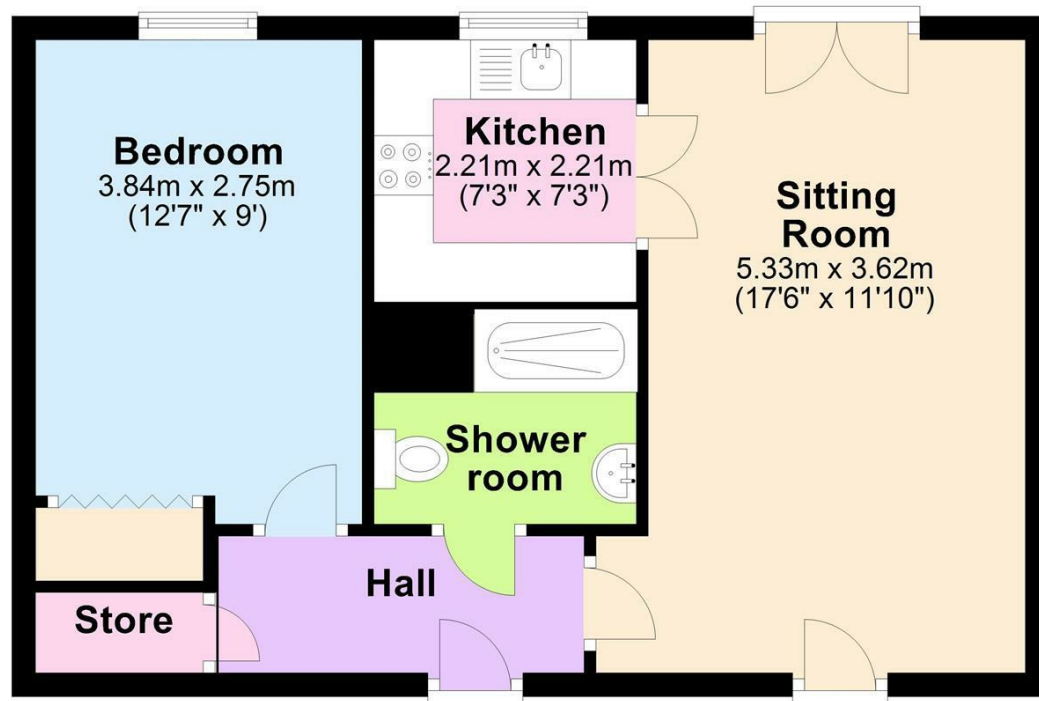
Ground Rent - £ 395pa

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Second Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



Total area: approx. 44.4 sq. metres (478.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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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