



23 IDDISON DRIVE

BEDALE, DL8 2EP

£187,500
FREEHOLD

An excellent two bedroomed Semi Detached House located within a popular area close to Bedale town centre. The property is lovely and bright with contemporary style and benefits from off street parking, private and enclosed rear garden, sitting room with log burner and a great kitchen with integrated appliances. Viewing is highly recommended.

NORMAN F. BROWN

Est. 1967

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• Two Bedrooms • Semi Detached Home • Contemporary & Stylish Accommodation • Sitting Room with Log Burner • Great Kitchen with Integral Appliances • Private and Enclosed Rear Garden • Off Street Parking • Close To The Bedale Town Centre • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This lovely two bedroom semi detached home has been cleverly modernised by the current owners to provide a stylish and contemporary home perfect for first time buyers or someone downsizing for an easier lifestyle.

The property opens into an entrance porch where there is space for hanging coats and storing shoes and leads into a sitting room which has a log burning stove set into an inglenook style fireplace with a stone hearth. The sitting room leads through to the kitchen which comprises of contemporary styled range of shaker style wall and base units with an oak work top over having a tiled splashback and a single sink with a drainer. There are integrated appliances including a four ring gas hob with an extractor hood over, an electric oven and microwave, slimline dishwasher, washer dryer, fridge freezer and a wine fridge. There is also a useful pantry style cupboard for extra storage and a door out to the rear garden.

To the first floor, Bedroom 1 is an excellent double to the front and has useful built in wardrobes plus a double glazed window making a bright room. Bedroom 2 is a good sized single and has an attractive outlook to the rear over the garden via a double glazed window overlooking the gardens and also has a boiler cupboard over the stairs providing further storage. The contemporary shower room

comprises of a step-in shower with glazed shower screen, low level WC, washbasin set in a vanity unit with a mixer tap over, chrome ladder style heated towel rail, recess spotlights, tiled walls, extractor fan and a frosted double glazed window to the rear.

OUTSIDE

To the front there is a gravelled frontage with a tarmac drive to the side, providing plenty of off street parking with gated access into the rear garden.

To the rear is a sun trap garden with a paved patio area, perfect for entertaining or relaxing, over looking a lawned garden having mature planted borders with a range of mature flowers and shrubs. There is a further paved seating and gravelled area to the back of the garden plus a garden shed and bin store.

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

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

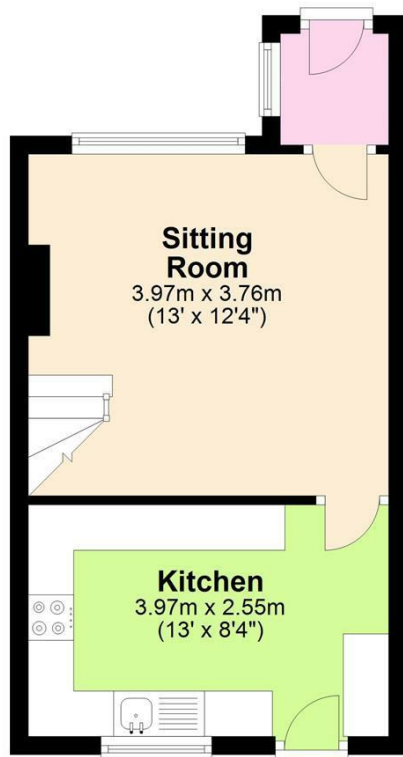
Restrictive Covenants: Not Known

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Ground Floor

Approx. 27.0 sq. metres (290.8 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.6 sq. feet)



Total area: approx. 51.5 sq. metres (554.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		59
(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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

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