



## 31 BADGER HILL DRIVE BEDALE, DL8 1XH

**£235,000**  
**FREEHOLD**

A well presented two bedroom semi detached bungalow with a great layout and extended accommodation. Located close to Bedale town centre and junction 51 of the A1(M) the property is conveniently positioned in a leafy development and Benefits from off street parking and a garage, gas fired heating and double glazing plus a lovely rear garden.

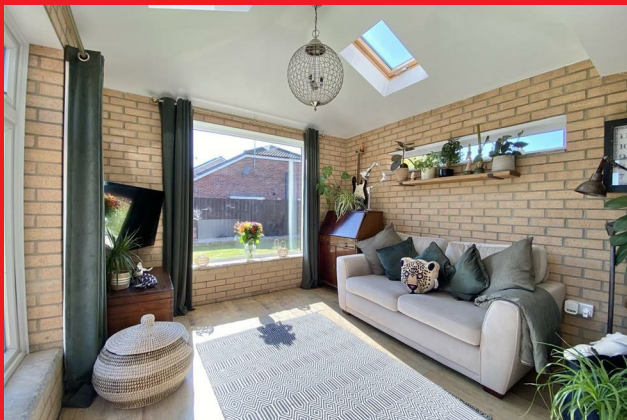
**NORMAN F. BROWN**

Est. 1967



# 31 BADGER HILL DRIVE

• Two Bedrooms • Extended Semi Detached Bungalow • Well Presented Accommodation • Great Layout • Garage & Off Street Parking • Gas Fired Heating & Double Glazing • Lovely Garden • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This well presented bungalow is nicely positioned for the town centre and offers well presented accommodation and an extended layout.

The property opens into the kitchen or the rear sun room from the driveway. The kitchen itself comprises of a range of wall and base units with a work surface over having a matching upstanding. There is a single circular sink with a draining board plus hidden spaces for a washing machine and fridge freezer, with a space for a range style cooker (with gas and electric points) having a tiled splashback and an extractor hood over. There is also space for a small table and chairs. The spacious sitting room has a bay window with a pleasant aspect overlooking a lawned front garden. Off the sitting room is an inner hallway with a built in airing cupboard and a loft hatch with a drop down loft ladder to the boarded loft which has a useful light too. Bedroom one is an excellent double with built in wardrobes and bedroom two is a good single. The inner hallway leads through to a spacious sun room with a picture window to the garden and a door out to a paved patio area, a great room for entertaining or relaxing and links nicely to the garden. The bathroom has a contemporary style including a 'p' shaped bath with a shower over and screen, a push flush W.C and a pedestal mounted washbasin.

## Outside

To the front is an attractive lawned garden with a gated gravelled driveway providing off street parking to the side leading to a detached garage. The garage itself has an up and over door with lighting and power points and a personal door to the side.

The rear garden is nice and private and a sun trap. A paved patio area off the sun room is ideal for entertaining or relaxing and overlooks a lawned garden with gravelled borders having railway sleeper style edging and enclosed by fenced and walled boundaries.

## 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 – C

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 – Immersion Heater

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

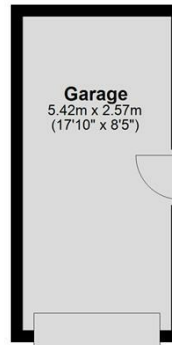
Restrictive Covenants: Not Known

## 31 BADGER HILL DRIVE





**First Floor**  
Approx. 13.9 sq. metres (150.0 sq. feet)



Total area: approx. 82.3 sq. metres (885.9 sq. feet)



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

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

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

**NORMAN F.BROWN**

Est. 1967