



## 2 OAK HOUSE YARD BEDALE, DL8 1DR

**£240,000**  
**FREEHOLD**

A double fronted semi detached house situated in a quiet & private courtyard development within walking distance of Bedale Market Place. The property offers spacious accommodation and a great layout plus gas fired heating, allocated parking and is offered for sale with no onward chain.

**NORMAN F. BROWN**

Est. 1967



## 2 OAK HOUSE YARD

- Three Bedrooms • Double Fronted Semi Detached Home • Mews Style Development • Quiet Town Centre Position • No Onward Chain • Gas Fired Heating & Double Glazing • Allocated Parking • Great Layout • Video Tour Available • Enquire Today For Your Personal Viewing



### Description

Nestled in the corner of a mews style development within the heart of Bedale, this great home will suit a variety of needs including downsizers wanting an easier lifestyle in town, couples or individuals wanting a home with a difference and it would also make an excellent home to lock up and leave or as a holiday let.

The property is just off Emgate in a quirky position. The property itself opens into a central hallway with understairs storage and a downstairs W.C. There is attractive wood flooring throughout the ground floor and the hall leads through to the sitting room and kitchen. The sitting room is spacious yet cosy to the rear with spotlights and a wall mounted, remote control electric fire. The dining kitchen has space for a large dining table and chairs and is open to the kitchen which is a great size with plenty of storage. The kitchen comprises of shaker style wall and base units with a work top over having a matching upstand and tiled splashbacks plus a circular sink with drainer. There are built in appliances including a four ring gas hob with an extractor hood over and an electric oven under as well as a dishwasher, fridge and freezer. There is also a separate utility room which has the combination boiler and a worktop with an interated washing machine and tumble dryer plus a door opens to the rear path.

To the first floor the landing is bright and spacious and opens to the three bedrooms and the house bathroom. The main bedroom is a spacious double and has attractive exposed beams plus a quirky mezzanine level for extra storage. The ensuite has a shower enclosure with double sliding screen doors and a washbasin and push flush W.C set into a vanity unit. Bedroom two is another double, again with exposed beams and bedroom three is an excellent single bedroom which would also make a great at home office. The house bathroom comprises of a panelled bath with a handheld shower over plus a washbasin and push flush W.C set into a vanity unit.

### Outside

To the front is a small lawn with a block paved parking area for the development which has an allocated parking space. To the rear is a path that is block paved, leading to a shared walkway to the front with number 3.

### 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 - Yes

Listed Building: No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Current Provider: None

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Current Provider(s): None

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

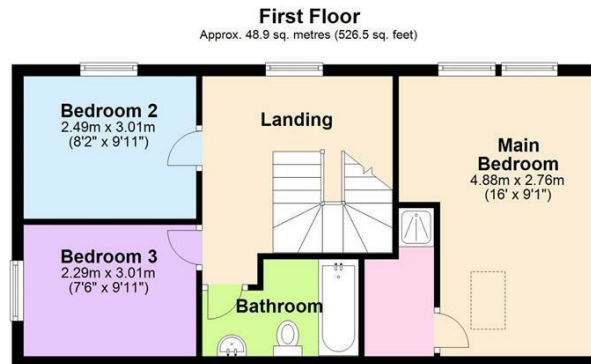
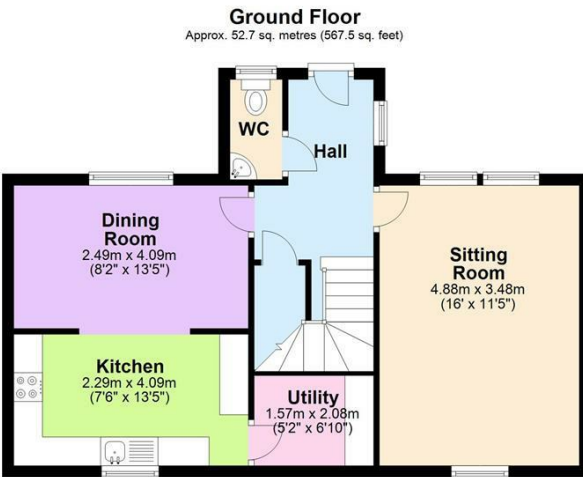
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

## 2 OAK HOUSE YARD





Total area: approx. 101.6 sq. metres (1094.1 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

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