



## 14 MOWBRAY GRANGE

BEDALE, DL8 2DN

**£85,000**  
**LEASEHOLD**

A bright one bedroom, first floor apartment nicely positioned close to the Bedale town centre and within an attractive Grade II Listed building. The property is great for those wanting to put their own stamp onto a home and benefits from night storage heaters, double glazing and offers an excellent layout. There is also a secure telephone entry system, communal garden and parking and would suit a variety of different lifestyles.

**NORMAN F. BROWN**

Est. 1967

# 14 MOWBRAY GRANGE

- One Bedroom • First Floor Apartment • Grade II Listed Building • Communal Gardens & Parking • Located Close To The Town Centre • Electric Night Storage Heaters • Lovely Bright Rooms • Sash Style Double Glazing • Enquire today For Your Personal Viewing • Video Tour Available



## Description

This bright and airy apartment is positioned towards the rear of the main building of this Grade II listed development. The communal entrance has a telephone entry system and the smart communal hallway leads to the first floor where the entrance can be found.

The apartment opens into a hallway with a coat cupboard and the secure entry telephone. The sitting room is a lovely bright space from the two large multi pane, sash style, double glazed windows overlooking the rear communal gardens. Off the sitting room is the kitchen which has a matching range of wall and base units with a work surface over having tiled splashbacks and a single sink with drainer. There is a four-ring electric hob with an extractor hood over and an electric oven under plus under the counter space for a washing machine, and there is an integral fridge with a freezer compartment too.

The bedroom is an excellent double with a fitted wardrobe and two double glazed sash style windows looking out over the rear communal gardens. The bathroom has an airing cupboard housing the immersion heater and there is a white three-piece suite including a panelled bath with an electric shower over and a folding screen plus a low-level WC and a pedestal mounted washbasin.

The communal facilities include the communal entrance, large communal car park and a communal garden to the rear.

## 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 – A

Tenure – We are advised by the vendor that the property is Leasehold.

Lease Length - 200 years from 1992 (168 remaining)

Service Charge 2025 - £2744.35p.a Ground Rent £114.04p.a

Community Charge:

Construction: Standard

Conservation Area - Yes

Listed Building Yes Grade II

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Electric Night Storage Heaters

Water – Immersion Heater

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:

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

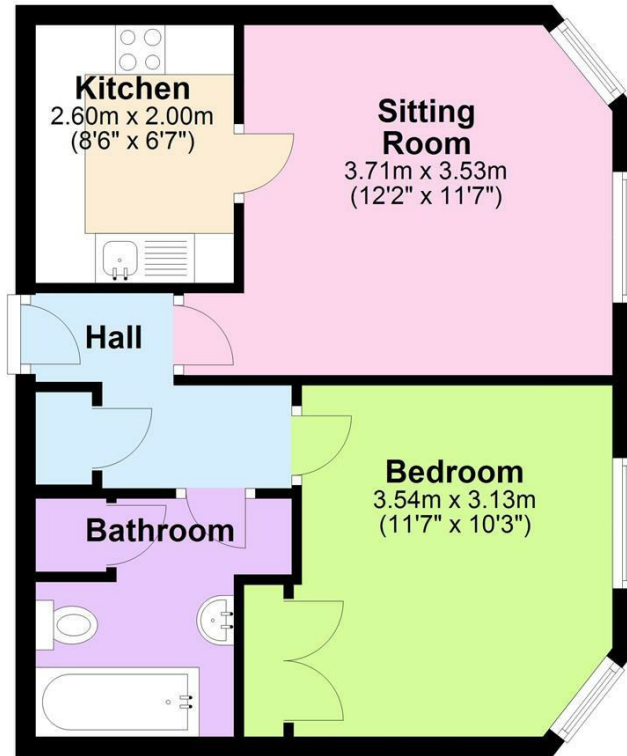
Restrictive Covenants: Cannot be used as a Holiday Let

## 14 MOWBRAY GRANGE



## Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 41.1 sq. metres (442.0 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>		77	84
(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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