



## 33 TORNADO CLOSE

BEDALE, DL8 2BF

£215,000

A well presented three bedroom End Terrace with a great layout and contemporary is offered for sale with no chain. The property benefits from gas fired heating, contemporary styled and with off street parking and a superb, spacious garden. Offered for sale with no onward chain and positioned nicely in a cul de sac, close to Bedale town centre, viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967

# 33 TORNADO CLOSE

- Three Bedroom End Terrace • Contemporary Style • Large Garden & Plot • Off Street Parking • Close To Bedale Town Centre, Schools & The A1(M) • No Onward Chain • Great Layout • Cul De Sac Position • Video Tour Available • Enquire Today For Your Personal Viewing



## The Property

A superb three bedroomed end terrace home located in a quiet residential area close to the Bedale town centre and great for schools and Junction 51 of the A1(M) which is also close by.

The property opens into the hallway where there is space for hanging coats and the downstairs WC, which has a corner washbasin and a push flush WC. A cosy sitting room provides a lovely space for evenings and entertaining and has a useful understairs cupboard. The dining kitchen has a modern range of wall and base units with a worksurface over having a matching upstand and a one and half bowl sink with a mixer tap and draining board. There are built in appliances including a 4 ring gas hob with a stainless steel splashback and an extractor hood over with an electric oven under plus spaces for a tall fridge freezer, washing machine and tumble dryer. The dining area has space for a 6 person dining table and chairs and has double glazed French doors opening out into the garden, again a lovely space for entertaining or for families to be together.

The landing gives access to all three bedrooms, the bathroom and the loft hatch. The main bedroom is set to the front and is an excellent double with built-in wardrobes and an ensuite, which has a step-in shower, push flush WC and a pedestal mounted washbasin. Bedroom 2 is a good sized double bedroom overlooking the rear gardens and bedroom 3 is also to the rear overlooking the gardens and is an excellent single bedroom which would also make a great at home study. The house bathroom comprises of a panelled bath with a shower over and a screen, plus a pedestal mounted washbasin and a push flush WC.

## Outside

To the front is a tarmac driveway providing off street parking for 2 cars with gated access at the side to the rear garden plus a further lawned garden with fenced boundaries is to the side.

The private rear garden is lovely and spacious, with a paved patio seating area from the dining kitchen looking out over a mainly lawned garden ideal for entertaining and for sitting out. The garden also has a substantial garden shed for storage and is all enclosed by fenced 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 Leasehold.

Lease start - 16/12/2019 - Lease ends 17/12/2144 (119 years remaining)

Current owner selling 60% share. The housing association will also sell their 40% share in the sale. Property is therefore being sold 100% and will be freehold ownership following conveyancing.

Community Charge:

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

EV charger available to purchase for £700 by separate negotiation

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

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

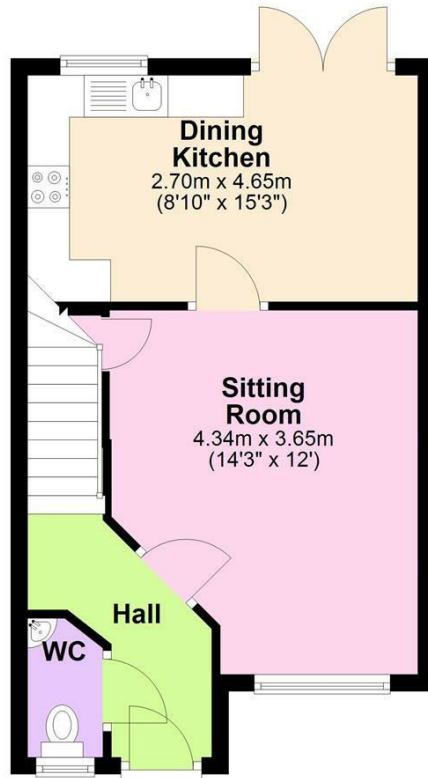
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 33 TORNADO CLOSE



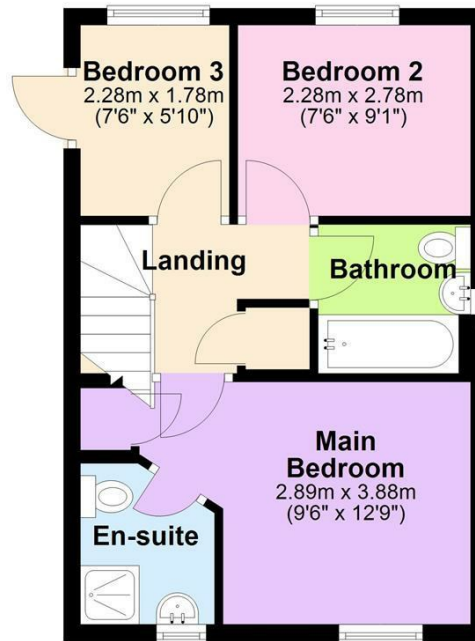
## Ground Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 68.6 sq. metres (738.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	83	
(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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