



## 10 ASH TREE ROAD BEDALE, DL8 1EX

**£215,000**  
**FREEHOLD**

A spacious three bedroom semi detached house with extended accommodation in need of modernisation, located in a popular area close to Bedale town centre and ideal for schools & the A1(M). The property is for sale with no onward chain and offers a great layout, enclosed rear garden, garage, off street parking and viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967



# 10 ASH TREE ROAD

• Extended Three Bedroom Semi Detached • Great Location • In Need of Modernisation • Gas Fired Heating • Off Street Parking & Garage • Rear Garden • No Onward Chain • Close To Bedale Town Centre & Ideal For Schools & The A1(M) • Video Tour Available • Enquire Today for Your Personal Viewing



## The Property

This spacious extended three bedroom semi detached home is located close to the town centre and is ready for modernisation.

The property opens into a hallway with a downstairs W.C tucked away under the stairs. The sitting room is set to the front and is perfect for cosy evenings with an electric fire in front of the chimney breast. Off the hallway is a utility room with a door to the side out to the driveway and there is a work top with space under for a washing machine and tumble dryer. Off the utility room is a dining room which has a stud wall partition (to the utility) with inset frosted windows for natural light into the dining kitchen and utility room, it would also make a great playroom or at home office. To the rear of the house is the dining kitchen which is a great space for family time or for entertaining with the dining area having space for a dining table and chairs and there is a door through to the conservatory too. The kitchen itself comprises of a range of wall and base units with a work surface over having tiled splashbacks and a single sink with a draining board. There are integrated appliances including a four ring electric hob with an extractor hood over and a double electric oven under and there is also space for a dishwasher and a fridge freezer. The kitchen also has a breakfast bar for extra work space.

Upstairs the landing has a useful built in airing cupboard and there is a loft hatch. Bedrooms one and two are both great double bedrooms, with bedroom one to the front having built in wardrobes. Bedroom three is a good single with a built in cupboard housing the combi boiler which would also make a great study for those that work from home. The shower room comprises of a shower enclosure

with a double sliding screen doors and an electric shower and there is also a W.C and a pedestal mounted washbasin plus a wall mounted cupboard for storage..

## Outside

There is an attractive lawned frontage with shrub borders and a tarmac driveway provides off street parking leading to the garage at the side, which has an up and over door, lighting and power points. The rear garden has gated access from the driveway and is mainly lawned, with steps up to a paved seating area overlooking the lawn which has mature planted borders having a mix of shrubs and a greenhouse, all 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

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

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):

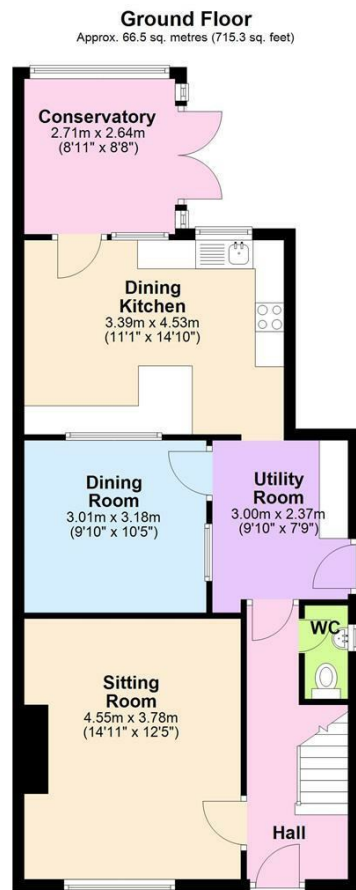
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

## 10 ASH TREE ROAD





Total area: approx. 109.2 sq. metres (1174.9 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

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