



**THE OLD MANSE, 18 BEDALE ROAD,  
AISKEW, BEDALE, DL8 1BA**

**£275,000  
FREEHOLD**

A characterful three double bedroomed end terrace home conveniently located for Bedale town centre & the A1(M). This spacious home offers a great layout with well presented accommodation to suit a variety of lifestyles and also benefits from off street parking, a large integral garage and a private South facing rear garden.

**NORMAN F. BROWN**

Est. 1967

## THE OLD MANSE, 18 BEDALE ROAD,

- Spacious End Terrace Home • Three Double Bedrooms & Two Bathrooms • Garage & Off Street Parking • Private South Facing Rear Garden • Well Presented Accommodation • Great Layout • Gas Fired Heating & Double Glazing • Close To Bedale Town Centre & Ideal For The A1(M) • Enquire Today For Your Personal Viewing • Video Tour Available



### The Property

This spacious home offers character and style perfect for modern lifestyles and conveniently positioned for Bedale and the A1(M).

This lovely home opens into a central hallway with stairs to the first floor and understairs storage. To the left is a bright yet cosy sitting room with a gas stove set into an inglenook fireplace and to the right is a spacious dining room with an inglenook fireplace for an electric fire and is an ideal entertaining space or could be used as a second reception room or study. The recently installed kitchen is set to the rear and comprises of a range of wall and base units with a work surface over having a matching upstand and a single sink with a draining board. There are built in appliances including a four ring induction hob with an extractor hood over and splashback with an electric oven under plus a slimline dishwasher and fridge freezer too. Off the kitchen is a rear hallway providing access to the garden and there is also a downstairs W.C (formerly a shower room which could easily be reinstated) and a door to the spacious garage which has an up and over door, lighting and power points and can be used for extra car parking and or storage. Also off the hallway is a useful utility room with a work surface and head height cupboards, plumbing for a washing machine and space for a tumble dryer too.

Off the landing are the three double bedrooms with Bedrooms two and three, both excellent doubles, to the front with bedroom two having built in wardrobes. The main bedroom is a fantastic double with dual aspect windows to the front and back with an en suite shower room comprising of a step in shower enclosure with double sliding screen doors and an electric shower plus a pedestal mounted wash basin. The main bath room serves bedrooms two and three and comprises of a panelled bath, a low level W.C and a

pedestal mounted wash basin.

### Outside

To the front is a hard standing driveway providing off street parking leading to the large integral garage and there is a walled frontage with a path to the front door and flower beds. To the rear the garden is approximately South facing with hard standing seating areas ideal for entertaining overlooking an artificial lawn with a raised shrubbery border all enclosed by walled boundaries for privacy and gated access to the side.

### 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 – D

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

Construction: Standard

Conservation Area - No

Listed Building No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

The property has an envirovent system installed to the first floor.

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):

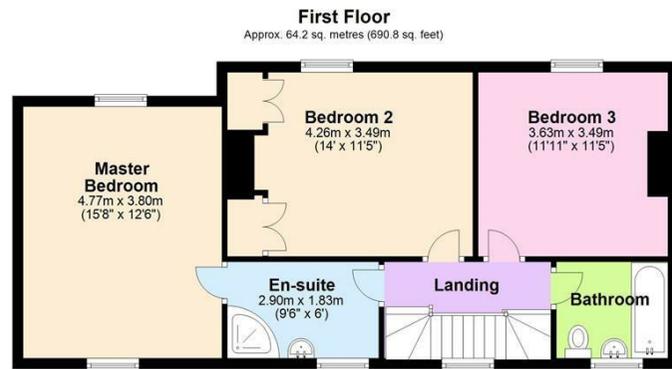
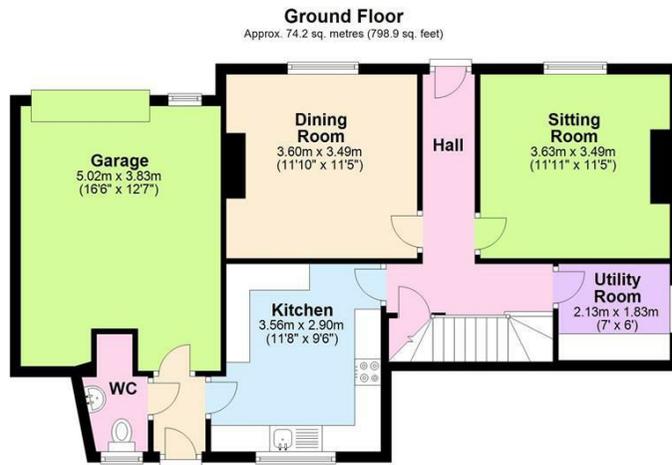
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

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Total area: approx. 138.4 sq. metres (1489.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	80
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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**NORMAN F. BROWN**

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