



## 12 CHERRY GROVE

BEDALE, DL8 1BG

**£235,000**  
**FREEHOLD**

An excellent three bedroom semi detached home offering contemporary styled accommodation with a great layout. The property benefits from off street parking, a garage, South East facing rear garden plus a gas fired heating system. Conveniently located for Bedale town centre, schools, Aiskew Park and junction 51 of the A1(M), viewing is highly recommended.

**NORMAN F. BROWN**

Est. 1967

# 12 CHERRY GROVE

- Three Bedrooms • Semi Detached Home • Well Presented Accommodation • Great Layout • Off Street Parking & Garage • Gas Fired Heating & Double Glazing • Close To Bedale Town Centre, Aiskew Park & Junction 51 of The A1(M) • South East Facing Rear Garden • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This well presented home is conveniently positioned in a quiet area close to Aiskew park, Bedale town centre and ideal for commuters with junction 51 of the A1(M) also nearby.

The property opens into a hallway which has space for hanging coats plus an under stairs cupboard for further storage. The hall leads into the kitchen which comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink with draining board. There are built in appliances including a four ring gas hob with an extractor hood over, an electric oven and a microwave plus an integrated fridge with space for a dishwasher too. Off the kitchen is a utility room with doors out to the garden and the driveway and has a worktop with wall cupboards over and space under for a washing machine and tumble dryer plus space for a tall fridge freezer.

The kitchen also leads through to a living room with a dining and sitting area. The dining area has space for a six person table and chairs and has French doors out to the garden whilst the sitting area has space for sofa's and a living flame effect gas fire with an attractive surround provides a cosy feel.

The bright landing has a loft hatch with a drop down ladder to the partially boarded loft for useful extra

storage. Bedroom one is to the front and is an excellent double with bedroom two to the rear another great double room. Bedroom three is a single bedroom with built in cupboards over the stairs and is currently used as a dressing room but would also make a good at home office for those who work from home.

The house bathroom has a contemporary style and includes a 'p' shaped bath with a screen and shower over, a pedestal mounted wash basin and a push flush W.C.

## Outside

The attractive frontage is mainly lawned with a shrub border and a sloped hard standing driveway provides off street parking and leads to an attached garage. The garage itself has an up and over door plus lighting and power points and a personal door from the garden. The rear garden is approximately South facing with a paved seating area, ideal for entertaining off the Dining area French doors overlooking a lawn with a gravelled border and a garden shed provides further storage.

## 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 - 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

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Total area: approx. 100.2 sq. metres (1078.7 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>			<b>82</b>
(55-68) <b>D</b>		<b>69</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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