



4 POPPY COURT, AISKEW

BEDALE, DL8 1FG

£410,000
FREEHOLD

Take a look at this spacious four double bedroomed detached home offering a great layout with contemporary styled accommodation. The property benefits from a great layout, perfect for modern lifestyles as well as a private & enclosed garden, double garage & off street parking plus solar panels to help keep those bills down.

NORMAN F. BROWN

Est. 1967

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- Four Double Bedrooms • Detached Home • Double Garage & Off Street Parking • Great Layout • Close To Bedale & Junction 51 Of The A1(M) • Popular Development, Convenient Location • Enclosed Rear Garden • Solar Panels With Battery Storage, Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This spacious home is located in a popular and convenient area, close to Bedale town centre and junction 51 of the A1(M).

The property has a great layout for modern lifestyles that opens into a central hallway which has space for hanging coats and a useful downstairs W.C off. The Sitting room is a spacious 'L' shaped room that is the full length of the house with multiple windows and French doors to the garden making a bright room, ideal for family time. The dining kitchen is again a spacious room that is the full length of the house with a living and dining area within the kitchen, making a great space for entertaining or for family time. The living area has space for a sofa and a bracket for a wall mounted TV by a bay window complete with a window seat. The dining area has space for a large dining table and chairs with a door off to the rear hall for access to the garden. The kitchen itself has a contemporary range of wall and base units with a work surface over having a matching upstand and tiled splashbacks plus a one and a half bowl sink with a draining board. There are built in appliances including a 5 ring gas hob with a stainless steel splashback and extractor hood over, as well as an electric oven and grill. There is also an integrated 50/50 fridge freezer, dishwasher and washing machine.

To the first floor the landing has a loft hatch with a drop down ladder to the partly boarded loft where the solar panel linked batteries are stored. There is also an airing cupboard providing more storage. The main bedroom is an excellent double to the front with an en suite that comprises of a walk in shower enclosure with sliding screen doors and a push flush W.C and a pedestal mounted washbasin. Bedroom two is another excellent double with an attractive outlook to the front. Bedrooms three and four are also double bedrooms to the rear with a pleasant view over the rear garden. The house bathroom comprises of a panelled bath with a shower over and screen, a push flush W.C and a pedestal mounted washbasin.

Outside

The attractive lawned frontage has a boxed hedge boundary having a mature shrubbery and path to the front door. There is a double tarmac driveway providing off street parking in front of a double garage with gated access to the side for the rear garden. The private and enclosed rear garden has a paved patio area off the rear hall and sitting room and stretches across the rear of the house overlooking the lawned garden. There is an external power point and a covered lean to gives extra storage and all enclosed by fenced and hedged boundaries.

The double garage offers fantastic storage with 2 up

and over doors and a personal side door to the rear garden, plus lighting and power points and shelving with space under for a tumble dryer.

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 – E

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

Community Charge: £130 approx per annum

Construction: Standard

Conservation Area - No

Solar Panels: 5 Panels to the West facing elevation and 4 facing South with 4 batteries for storage in the loft. Installed 2018.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler or Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

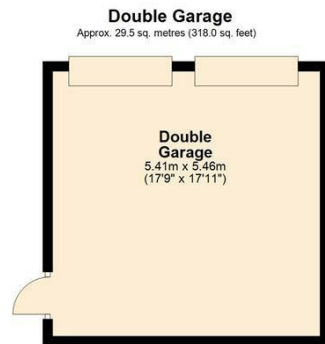
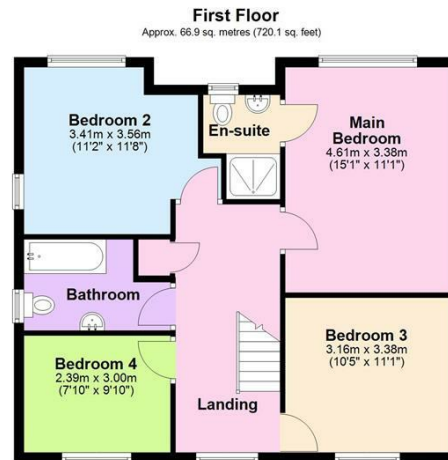
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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Total area: approx. 164.5 sq. metres (1770.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(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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