



**17 SANDHILL LANE, AISKEW,
BEDALE, DL8 1UT**

**£275,000
FREEHOLD**

A well presented three bedroom detached home located close to the local park, Bedale town centre and junction 51 of the A1(M). The property has a great layout including an open plan living area, enclosed rear garden, off street parking plus gas fired heating and double glazing.

NORMAN F.BROWN

Est. 1967

17 SANDHILL LANE, AISKEW,

- Three Bedrooms • Detached

Home • Contemporary Style & Finish • Open Plan Living • Great Layout • Off Street Parking • Excellent Rear Garden • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing

Description

An excellent three bedroom detached home located in a popular area close to the Bedale town centre, local park and junction 51 of the A1(M). The property has an excellent flexible layout to suit modern lifestyles with a contemporary style and finish plus an excellent rear garden, off street parking and conservatory.

This excellent three bedroom detached home has bright contemporary style perfect for modern lifestyles. The property opens into a hallway which in turn leads through to a snug and open plan living area. The snug could also be used as a study, an at home gym or a playroom and has built in understairs cupboards for useful storage. The sitting room has a central electric fire with hearth and surround and is open to the kitchen making it a great space for entertaining or for family time. The well equipped kitchen is separated from the kitchen by a breakfast bar peninsula and comprises of a range of wall and base units with a work surface over and matching upstand with a one and a half bowl sink looking out towards the garden. There are integral appliances including a dishwasher, fridge and freezer with a 4 ring gas hob with an extractor over and tiled splashback and an electric oven and grill plus space for a washing machine. off the kitchen is a door to the side for access to the rear garden and a sliding patio door into a conservatory which looks out over the rear

gardens and has French doors out to a patio seating area. It is currently used as a dining room with a radiator for regulating the room temperature.

The switch back staircase off the sitting room leads to the first floor where the landing has a built in cupboard for more storage and access to the loft via a hatch. bedroom one is to the front and is an excellent double with a range of built in wardrobes and bedroom two is another good double to the rear. Bedroom three is an excellent single or smaller double bedroom to the front. The modern bathroom comprises of a panelled bath with a glazed screen and fixed and handheld shower heads plus a low level, push flush WC and a pedestal mounted washbasin.

Outside there is a tarmac driveway with a gravelled area for further parking with an attractive planted rockery to the side with gated access to the rear. To the rear is an excellent garden that will suit a variety of needs with a paved patio seating area looking out over the lawned garden with planted shrubbery borders and two further seating areas at the top of the garden one covered with an attractive pergola. There is also a bin store and a garden shed, perfect for 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

Extensions/Additions: Garage Conversion

Planning Permission Required No

Building regs Required Yes Certificate Yes

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

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

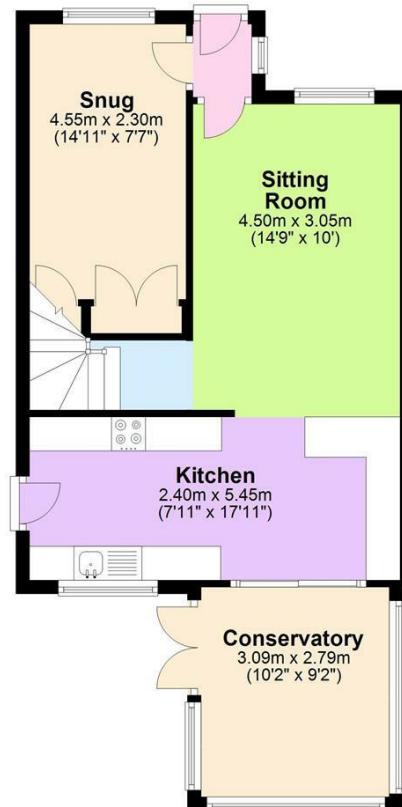
Restrictive Covenants: Not Known

17 SANDHILL LANE, AISKEW,



Ground Floor

Approx. 50.9 sq. metres (548.4 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 89.1 sq. metres (959.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN

Est. 1967