



CHALFONT, 3 BEDALE ROAD AISKEW, BEDALE, DL8 1AX

**£350,000
FREEHOLD**

A spacious and character 3 double bedroom semi detached located close to the Bedale town centre in an excellent plot set back from the road with an impressive lawned frontage. The property has a great layout and benefits from off street parking, large garage, private garden and a gas fired heating system.

NORMAN F.BROWN

Est. 1967

CHALFONT, 3 BEDALE ROAD

- Three Double Bedrooms • Semi Detached House • Off Street Parking & Large Garage • Close To Bedale Town Centre & The A1(M) • Great Layout & Character • Private Rear Garden & Substantial Frontage • Gas Fired Heating & Double Glazing • Spacious Accommodation • Video Tour Available • Enquire Today For Your Personal Viewing



The Property

This spacious home is located close to the Bedale town centre and is full of character.

The property opens into an entrance porch with double glazed windows to the front and a courtesy light then leads into the sitting room. The Sitting room is a lovely bright room open to the snug and has a log burning stove set into an inglenook style fireplace with a stone hearth. The snug is a great space for a study or playroom or just for sitting and enjoying a book and also has a TV aerial point. The sitting room opens into a large dining room to the rear which has the stairs to the first floor, a door out into the rear courtyard garden and a multi fuel burning stove (which can be used for the heating and water) set onto a stone tiled hearth. The kitchen is just off the dining room and comprises of a range of shelving above a matching range of wood cupboards with a matching work surface over having a tiled splashback and a single Belfast style sink with an integrated draining board. There are spaces for a gas or electric range style cooker and a tall fridge freezer plus a door to a rear porch for access out to the garden and to the downstairs w.c which has been modernised by the current owner.

To the first floor, the spacious landing opens to the three double bedrooms and the bathroom and also has a useful study area, perfect for a computer desk and there is also a loft hatch. Bedrooms one and two are both to the front and are excellent double bedrooms with Bedroom one having fitted wardrobes

with mirror fronted sliding doors and bedroom two having dual aspect windows creating a bright room. Bedroom three is another excellent double bedroom to the rear of the property and has a built in cupboard with a range of shelves. Off the landing is a shower room which has a step in shower with an electric shower and folding screen. The main bathroom is spacious and was newly installed by the current owner and comprises of a panelled bath with fixed and hand held shower heads and a screen, plus a push flush W.C and a wash basin.

Outside

To the front is a part gravelled driveway leading to a turning area and the large garage. The attractive frontage has a substantial split level lawn with walled boundaries, mature inset trees including four recently planted fruit trees and flower bed borders with a wrought iron gate to the street.

The rear courtyard garden is all enclosed by a walled boundary and has a patio seating area off the dining room overlooking a lawned garden with planted borders. There is also a useful workshop with light and power points and a door into the garage. The garage has one up and over door and is the size of a double garage with lighting and power points, the boiler and immersion heater and plumbing for a washing machine.

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 (with the multi fuel stove in the dining room as a back up) Installed 2023

Water – Immersion Heater (with the multi fuel stove in the dining room as a back up) Installed 2023

Drainage: Mains

Property Was Fully Re Wired In 2023

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

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.

CHALFONT, 3 BEDALE ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	43	
(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