



## SANS SOUCI, 24 WYCAR BEDALE, DL8 1EP

**£325,000**  
**FREEHOLD**

A well presented detached bungalow offering a great layout with bright and spacious rooms. The property is in an excellent location with an elevated position close to the Bedale Town Centre and also benefits from gas fired heating, off street parking, a great private tiered garden to suit all and a garage.

**NORMAN F. BROWN**

Est. 1967



# SANS SOUCI, 24 WYCAR

• Three Double Bedrooms • Detached Bungalow • Substantial Plot With Tiered Garden • Off Street Parking & Garage • Great Layout • 2 Bathrooms • Sought After Location • Elevated Position • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This spacious detached bungalow offers light and bright accommodation and is ready for a buyer to move straight in and make their own. With no onward chain and located in an elevated position close to the town centre and on a great plot this bungalow is one not to be missed.

The property opens into a hallway to the side with plenty of room for storage including a coat cupboard. The hallway opens into the dining kitchen which is a great space for entertaining with space for a large dining table and chairs plus there is a gas fired stove set into an inglenook fireplace and velux windows providing a bright room for entertaining or for family time. The kitchen is open to the dining area and has a range of shaker style wall and base units with work surface over having tiled splashbacks and a one and a half bowl sink with drainer. There are built in appliances including a four ring gas hob with an extractor hood over and an electric oven. There are also spaces for other appliances including a washing machine, dishwasher and a tall fridge freezer plus a useful pantry cupboard for extra storage and a back door linking to the garden.

The inner hall opens to the bedrooms and the two bathrooms as well as the sitting room, which is another bright spacious room to the front with a living flame effect gas fire having a stone surround and a granite hearth with lots of space for entertaining or for cosy evenings on the sofa. Bedroom one is a great double

to the front of the property with a built in wardrobe having sliding doors. Bedroom two is another good double bedroom to the rear of the house next to the main bathroom which comprises of a panelled bath, push flush W.C and a pedestal mounted wash basin. Bedroom three is a smaller double which could also be used as a snug or study positioned to the side with a built in wardrobe housing the combi boiler. Next to bedroom three is the shower room which comprises of a shower enclosure with sliding screen door and a push flush W.C and wash basin set into a vanity unit.

Outside the property has a sloped tarmac driveway providing off street parking and turning area, leading up to the attached garage. The garage itself has an electric roller door, lighting and power points and a window to the rear. The front garden also has an attractive lawned frontage and mature shrub borders providing screening. There is gated access to the side of the garage to the rear garden which is gently tiered. To the rear of the bungalow is a substantial paved seating area, ideal for entertaining with a garden store and steps up to a lawned garden having shrub borders. Further steps lead up to another lawned garden with a greenhouse and there are attractive far reaching roof top views over Bedale towards the Hambleton hills in the distance.

## 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

Extensions/Additions: Ground Floor

Planning Permission Required & Granted For Alteration & Extension To Bungalow 23.9.1985

Building regs Required Yes/No Certificate Yes/No

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Current Provider: None

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Current Provider(s): None

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk:

Low Flood Risk

Restrictive Covenants:

## SANS SOUCI, 24 WYCAR





Total area: approx. 114.3 sq. metres (1230.4 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>		
(55-68) <b>D</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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