



## 20A BEDALE ROAD AISKEW, BEDALE, DL8 1BA

**£170,000  
FREEHOLD**

A rare chance to finish the renovation of this former Baptist Chapel. Work has already started to renovate this property into a spacious and quirky home which has planning for three double bedrooms over two storeys, with off street parking and a courtyard style garden to the rear. Located in the heart of Aiskew, the property is close to Bedale town centre and great for Junction 51 of the A1(M).

**NORMAN F.BROWN**

Est. 1967

# 20A BEDALE ROAD

- Former Chapel Renovation • Planning Permission Granted & Work Started • Huge Potential • Spacious & Quirky Home • 3 Double Bedrooms • Courtyard Garden & Store • Off Street Parking For 2 Cars • Great Layout With Character Features • Video Tour Available • Enquire Today For Your Personal Viewing

## Description

A rare opportunity to finish the renovation of a former Baptist Chapel in Aiskew. Work has commenced based around the planning permission granted in application 15/00683/FUL with an amendment for an internal alteration in 2023 (application number ZB23/02010/NMC).

When finished the property will be a spectacular three double bedrooomed home over two floors, approximately 2400 square feet of accommodation. Currently the property has the stud walls in place as per the planning permission and requires finishing. The property has been connected to mains water, drains and gas with the intention for underfloor heating to the ground floor. The planning permission for the accommodation is to include:

### Ground floor:

A spacious sitting room with a vaulted ceiling, double bedroom with en suite, downstairs W.C, study and a dining kitchen with utility room to the rear out to the garden.

### First floor:

A main bedroom with en suite and dressing area, bedroom two, house bathroom, a games room and a linen store.

### Outside



There is an area for off street parking to the side and space to the rear for a courtyard garden. There is also a useful store to the rear.

## 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 – Rating to be assessed on completion of the works.

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

Mobile:

Construction: Standard

Current Provider(s):

Planning Permission for conversion granted.

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

Building regs Required Yes for completion of works.

House Signal Black Spots –

Conservation Area - No

Flood Risk:

Listed Building - No

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

Utilities

Restrictive Covenants: Not Known

Water – Mains (Yorkshire Water)

Heating: Gas – Mains (system to be installed).

Ground floor, underfloor heating was intended.

Water – Mains

Drainage: Mains

Broadband:

Current Provider: None

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

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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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