



HEATHER COTTAGE, 68 BEDALE ROAD, AISKEW, BEDALE, DL8 1DD

£275,000

A spacious and quirky three double bedroom semi detached cottage located close to Bedale town centre and Junction 51 of the A1(M). The property has excellent gardens plus off street parking and offers a great layout including a cellar and there is double glazing and gas fired heating.

NORMAN F.BROWN

Est. 1967

HEATHER COTTAGE, 68 BEDALE ROAD,

• Quirky, Character Cottage • Semi Detached • Large Rear Garden & Off Street Parking • Gas Fired Heating & Double Glazing • Great Layout with Cellar • Close To Bedale Town Centre & Junction 51 of The A1(M) • Three Double Bedrooms • Cellar • Video Tour

Available • Enquire Today For Your Personal Viewing



Description

This quirky semi detached home is full of character and spacious rooms with a great layout for modern living.

The property opens into a hallway to the side which leads into the dining room which has a multi fuel burning stove set into an Inglenook style fireplace with a wooden surround and granite tiled heart. Taking a step up to the kitchen, there is a matching range of wall and base units with a work surface with matching upstand, space for a range style cooker with extractor hood over and glass splashback, there is an integrated fridge and freezer, one and half bowl ceramic sink with mixer tap over and double glazed window looking out over the gardens and a glimpse of the views beyond. There is also a separate utility room, which has space for a washing machine and tumble dryer as well as a range of wall and base units with a worksurface over and matching upstand and there is a door opening out into the garden. Also off the utility room is a useful downstairs W.C comprising of a push flush W.C and a wall mounted wash basin.

Off the dining room there is an inner hallway with a door under the stairs revealing steps down to the spacious cellar which has lighting and power points and ideal for storage. The inner hallway also has steps up to the sitting room, which has three double glazed windows to the front providing an excellent light space for families to be together. There are four double radiators, a multi fuel stove set into an Inglenook style

fireplace with granite tiled hearth and wooden surround as well as a television point.

To the first floor, the bright landing has a picture window with an attractive outlook. Bedroom one is found to the rear of the property off a half landing and is an excellent double bedroom with double glazed window to the rear, television point and exposed wooden beams. There is a main landing leading to bedrooms two and three and the bathroom. Bedroom two has double glazed windows to the front and rear with superb views over the gardens and open countryside, and bedroom three has dual aspect windows to the front and side and is a third excellent double bedroom and includes an overstairs storage cupboard. The bathroom has been done to a modern style with a panelled bath with shower over and folding glass shower screen and waterfall mixer tap, there is a washbasin set into a vanity unit, also with a waterfall mixer tap, push flush WC, tiled walls, ladder style heated towel rail, recess spotlights and a frosted double glazed window to the front.

Outside

To the side of the house is a block paved driveway providing off street parking with space to store bins and gated access to the rear garden. The substantial rear garden will suit garden lovers, facing approximately south providing a sun trap to take advantage of the paved seating area, which looks over a large lawned garden that continues round the corner

and has an ornamental pond all enclosed by fenced and hedged boundaries. There is also a log store and a useful shed for storage.

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

Water – Combi Boiler

Drainage: Mains

Broadband:

Current Provider:

Checker: www.checker.ofcom.org.uk

Mobile:

Current Provider(s):

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

House Signal Black Spots –

Flood Risk:

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

Restrictive Covenants:

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		57
(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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