



32 JAVELIN WAY

BEDALE, DL8 2AX

£180,000
FREEHOLD

A well presented two bedroom mid terraced bungalow built in 2020, located close to the Town centre and amenities. The property offers spacious accommodation with a great layout and contemporary kitchen and bathroom and also benefits from off street parking, an enclosed rear garden with a summer house plus gas fired heating and double glazing.

NORMAN F. BROWN

Est. 1967

32 JAVELIN WAY

- Two Bedrooms • Mid Terraced Bungalow • Off Street Parking • Gas Fired Heating & Double Glazing • No Onward Chain • Enclosed Rear Garden With Summer House • Close To Bedale Town Centre & Junction 51 Of The A1(M) • Great Layout • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This well presented mid terraced bungalow is located close to Bedale town centre and the heart of this development built in 2020.

The property opens into a central hallway with two built in storage cupboards. The sitting room is set to the rear and is a great room for entertaining or family time with French doors out to the private garden. The dining kitchen has space for a 6 person table and chairs and comprises of a range of wall and base units with work surface over having tiled splash backs and a one and a half bowl sink with drainer. There is a four electric Neff hob with an extractor hood over plus an electric oven and grill with a microwave too. There are also spaces for a washing machine, tall fridge freezer and a dishwasher. Bedroom one is an excellent double to the rear with a bank of wardrobes and bedroom two is a smaller double ideal for guests. The bathroom includes a panelled bath with a shower over and screen, a pedestal mounted washbasin and a push flush W.C.

Outside to the front is a tarmac driveway with parking for one car and an attractive gravelled frontage for ease of maintenance. To the rear, the garden has also been designed for ease of maintenance with a decked entertaining area overlooked by a timber built garden room that has light and power points plus an electric radiator making a great space for

entertaining, working from home or for storage. There is also a useful garden store to the side and two further plastic storage containers and all enclosed by a fenced boundary with gated access to the rear to a path that comes out by number 36, ideal for bins.

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 – B

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

Community Charge: Approx £130 per annum

Construction: Standard

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

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Ground Floor

Approx. 59.2 sq. metres (636.7 sq. feet)



Total area: approx. 59.2 sq. metres (636.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(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

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