



## 37 GREENDALE COURT

BEDALE, DL8 1FB

**£140,000**  
**LEASEHOLD**

A spacious two double bedroomed apartment situated on the first floor of a purpose built development for the over 60's. The property well presented and bright accommodation, ideal for downsizers wanting an easy independent lifestyle close to the town centre, doctors surgery and leisure centre. Communal facilities include gardens, car park, laundry room, guest suite and a lounge.

**NORMAN F. BROWN**

Est. 1967

# 37 GREENDALE COURT

- Two Double Bedrooms • First Floor Apartment • Over 60's Development • Ideal For Those Looking For An Easier, Independent Lifestyle • Close To The Town Centre, Doctors Surgery & Leisure Centre • Well Kept Communal Facilities • Spacious & Bright Accommodation • No Onward Chain • Enquire today For Your Personal Viewing • Video tour Available



## Description

This spacious apartment is situated on the first floor of this conveniently positioned development on the South West side. This stunning property offers well presented and bright accommodation and is the one of largest apartments in the development.

The property enters into a hallway with a useful store cupboard.

The living room is set on the corner of the development and is bright and spacious with French Doors to a Juliet balcony linking to the outside with attractive views over the communal gardens and has space for sofas and coffee tables and also has room for dining furniture too and an electric fireplace providing cosiness.

Double doors lead through to the kitchen which comprises of a matching range of wall and base units with a work surface over having tiled splashbacks and a single sink with drainer with a window providing a pleasant outlook to the communal garden. There are built in appliances including a 4 ring electric hob with an extractor over and an electric oven and an integrated fridge and freezer.

Both bedrooms are excellent doubles with built in wardrobes having mirror fronted folding doors. The shower room has a large step in shower enclosure

with double sliding screen doors and hand rail plus a push flush W.C and a wash basin set into a vanity unit.

GREENDALE COURT provides secure independent retirement living for persons over 60 years old. There are call points in every main room for direct contact with the House Manager and there is emergency 24 hour Careline cover.

## COMMUNAL FACILITIES

The residents in Greendale Court have the benefit of the

following facilities:-

Residents Lounge with kitchen facilities.

Guest Bedroom with Ensuite Shower Room

Laundry Room

Refuse Room

There are attractive well stocked landscaped gardens surrounding the property with a patio seating area for the use of the residents.

## 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 Leasehold.

Lease Length - 125 Years From 4th July 2005

Management Charge - £5293.20p.a (Feb 2025 -Feb 2026)

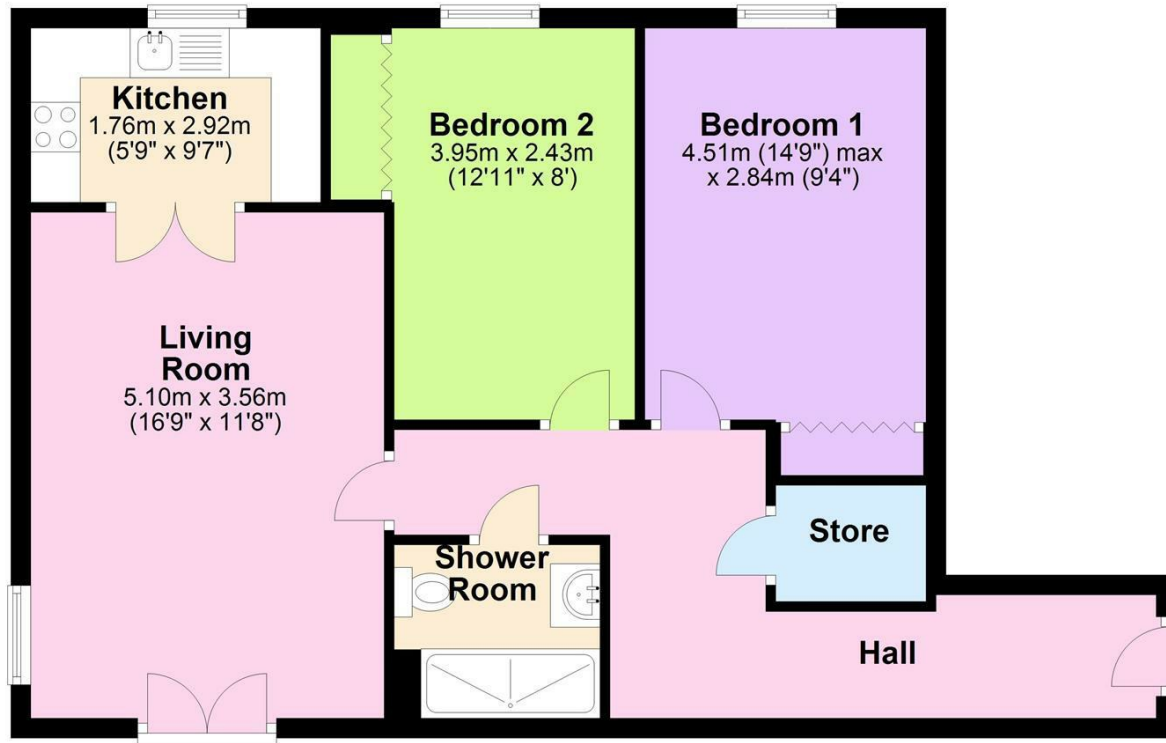
Ground Rent - £460p.a

## 37 GREENDALE COURT



## Ground Floor

Approx. 65.7 sq. metres (707.0 sq. feet)



Total area: approx. 65.7 sq. metres (707.0 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>	77	80
(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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