



39A BEDALE ROAD

AIKKEW, DL8 1BL

£230,000
FREEHOLD

An excellent and spacious town house located close to the Bedale town centre with spacious accommodation over three floors including a sitting room and dining kitchen, three double bedrooms and two bathrooms. Other benefits include gas fired heating, double glazing, off street parking and easy access to Junction 51 of the A1(M).

NORMAN F. BROWN

Est. 1967

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• Three Double Bedrooms • Mid Town House • Modern and Bright Style • Rear Garden & Off street parking • Gas Fired Heating & Double Glazing • Main Bedroom with En Suite • Spacious accommodation over 3 floors • Close to Bedale Town Centre and Junction 51 of the A1(M) • Dining Kitchen • Call Us To Arrange Your Personal Viewing



DESCRIPTION

This conveniently located mid-town house offers a bright and modern layout, with a great layout over three floors.

The property opens into a hallway with stairs up to the first floor and a door through to the spacious sitting room which has a large bay window to the front and understairs storage. A further door leads through to the dining kitchen which has space for a central dining table and chairs and comprises of a range of wall and base units with a work surface over having a matching upstand. There is a four ring electric hob with an extractor hood over and a stainless steel splashback and a double electric oven under plus integral appliances including a fridge freezer, dishwasher, and a washing machine.

There is also a useful back door out to the garden and there is a downstairs WC which comprises of a push flush WC and a pedestal mounted washbasin.

To the first floor are bedrooms two and three to the front and rear, both excellent doubles served by the house bathroom. The spacious house bathroom comprises of a panelled bath, pedestal mounted washbasin, push flush WC, heated towel rail and a step in shower enclosure with a screen door.

To the first floor is the main bedroom which is an

excellent double with a Velux window to the rear and an ensuite. The ensuite comprises of a step in shower with screen door, a washbasin and a push flush WC.

Outside is an allocated parking space for the property to the front with an attractive lawned garden and to the rear is an enclosed courtyard style garden with fenced boundaries.

Agent notes:

1. The property is currently tenanted on a statutory periodic tenancy.
2. Viewings require the tenant being given at least 24 hours' notice prior to the appointment.
3. The pictures used in the marketing were taken prior to the current tenancy in September 2020.

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 providing easy 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 Information

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Leasehold, although we have not verified this by sight of the Title Deeds.

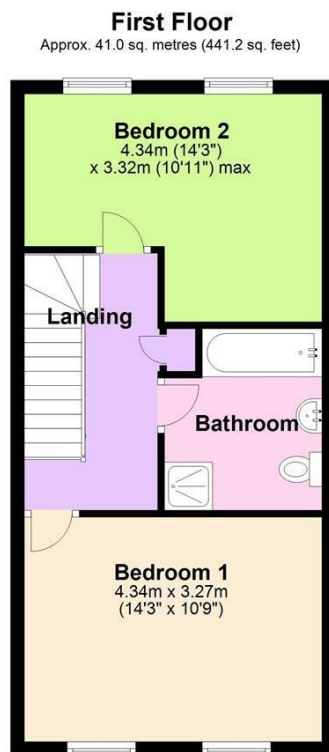
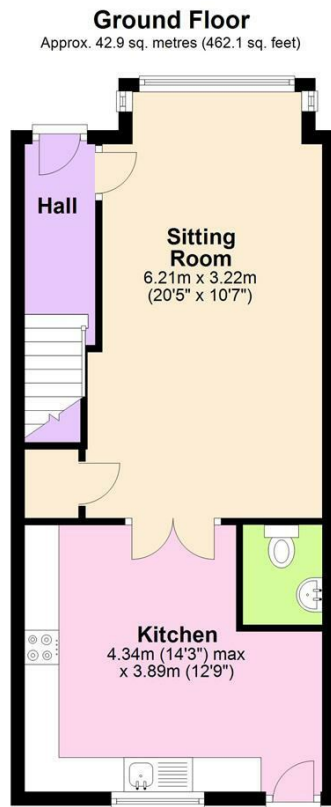
Local Authority – Hambleton District Council

Tel: (01609) 779977

Council Tax Band – C

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Total area: approx. 105.1 sq. metres (1131.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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