



**104 SOUTH END  
BEDALE, DL8 2DS**

**£315,000  
FREEHOLD**

An attractive four bedroom semi detached home that has been extended to provide a great layout for modern lifestyles, close to Bedale town centre, schools and junction 51 of the A1(M). The property benefits from gas fired heating, off street parking and a garage plus a private sun trap rear garden.

**NORMAN F.BROWN**

Est. 1967

# 104 SOUTH END

- Four Bedrooms
- Attractive & Extended Semi Detached Home
- Convenient Location
- Great Layout
- Off Street Parking & Detached Garage
- Lovely Enclosed Garden
- Close To Bedale Town Centre & Ideal For Junction 51 Of The A1(M)
- Gas Fired Heating & Double Glazing
- Video Tour Available
- Enquire Today For Your Personal Viewing



## Description

This great home opens into a hallway with a downstairs W.C hidden away under the stairs. Off the hallway is the kitchen which is split into two areas with the kitchen itself to the rear and a utility room. The utility area has space for a washing machine and a tumble dryer under a worktop which has wall and base units for storage too. The kitchen is open to the utility area and a sun room and comprises of a range of wall and base units with a work surface over having tiled splashbacks and an upstand with a one and a half bowl sink with a draining board. There are built in appliances including a four ring induction hob with an extractor hood over and an electric oven under plus a fridge with spaces for a tall fridge freezer and a dishwasher.

The sitting room is open to a dining room and leads through to the sun room at the rear giving a nice flow throughout the home. The sitting room is to the front with a bow window providing a bright room and a log burning stove provides a cosy feel. The dining area is a great space for entertaining or family time with room for an eight person dining table and chairs and flows through to a West facing sun room with French doors out to the rear garden and velux windows provide a bright and airy feel.

The first floor landing opens to the four bedrooms and has a loft hatch with a drop down ladder for the partially boarded loft. Bedroom one is a great double bedroom with built in wardrobes and a bow window. Next to bedroom one is the fourth bedroom which is a

good single or could be a study for those who work from home. Bedrooms two and three are both great doubles to the rear with an attractive outlook over the rear garden and bedroom two has a built in wardrobes too. The house bathroom is fully tiled and comprises of a panelled bath with a fixed and hand held shower head with a folding screen plus a push flush W.C and a pedestal mounted wash basin.

## Outside

The attractive frontage is mainly lawned with an inset tree and flower bed borders. A hard standing drive 2am provides lots of off street parking that leads to the detached garage which has an up and over door, lighting and power points and a personal door to the side.

There is a gate into the rear garden which is nice and private with a paved patio off the sun room that extends behind the garage overlooking a lawn with mature shrubs and trees all enclosed by a fenced boundaries.

## 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 – D

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

Construction: Standard

Extensions/Additions: Ground Floor and a Double Storey done by previous owners.

Planning Permission Required Yes Granted Yes

Building regs Required Yes Certificate Yes

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

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

Mobile:

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

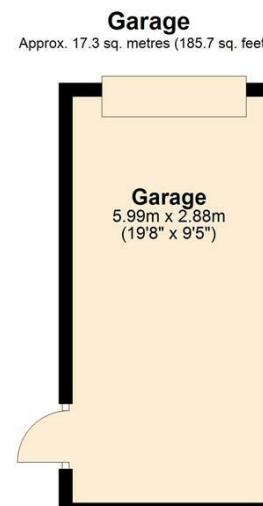
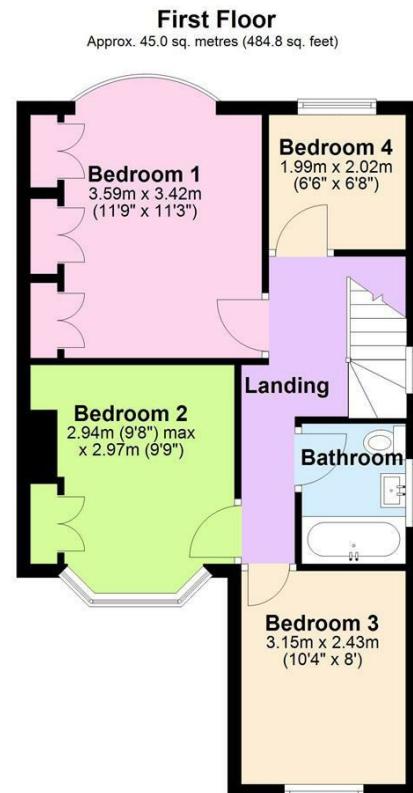
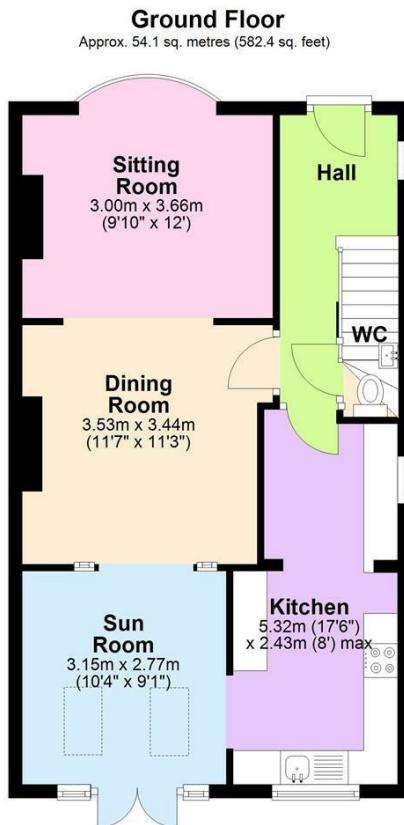
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

**104 SOUTH END**





Total area: approx. 116.4 sq. metres (1252.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(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

**NORMAN F.BROWN**  
Est. 1967