



## 33 GREENDALE COURT

BEDALE, DL8 1FB

**£99,750**  
**LEASEHOLD**

A well presented one bedroomed apartment located on the South facing first floor of this purpose built development for the over 60's. The property benefits from spacious accommodation which has a bright and airy feel, and has been beautifully kept and also benefits from a fitted kitchen with integral appliances, a shower room and well maintained communal gardens.

**NORMAN F. BROWN**

Est. 1967



# 33 GREENDALE COURT

- One Bedroom Apartment • Close To The Bedale Town Centre & Amenities • Easy Independent Lifestyle • Sitting Room Opening Into Communal Garden • Communal Car Parking • Development For The Over 60'S • Enquire Today For Your Personal Viewing



## Description

GREENDALE COURT provides secure 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 included in the service charges:-

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 for the use of the residents.

There is on-site residents parking.

Buildings Insurance is also included

The Apartment comprises;

Hall

Built-in storage cupboard, electric night storage heater, secure entry system and Tunstal emergency pull cord, door to the sitting room, shower room and double bedroom.

## Sitting Room

Double glazed French doors to Juliette balcony overlooking the attractive gardens, freestanding book case, television points, telephone points, electric night storage heater, coving to the ceiling and double multi-paned frosted glazed doors to the kitchen.

## Kitchen

Matching wall and base units with worksurface over, 4 ring electric AEG hob with an AEG extractor over as well as AEG electric oven. Integrated fridge and freezer, single stainless steel sink with a mixer tap over, tiled splashbacks, double glazed window overlooking the communal gardens and a wall mounted Creda electric wall heater.

## Double Bedroom

Double glazed sash style window overlooking the communal gardens, television point, coving to the ceiling, built-in wardrobe with mirrored folding doors.

## Shower Room

Low level WC, a step-in shower cubicle, washbasin set into a vanity unit, electric heated towel rail, extractor fan, wall mounted Creda wall heater, partially tiled walls and a shaver point.

## 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 leisure centre with a swimming pool and gym, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too.

#### General Information

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 Leasehold

The original Electric Night Storage heaters have been replaced with new Elnur Gabarron, energy efficient storage heaters.

Lease - 125 years from 1/3/2005

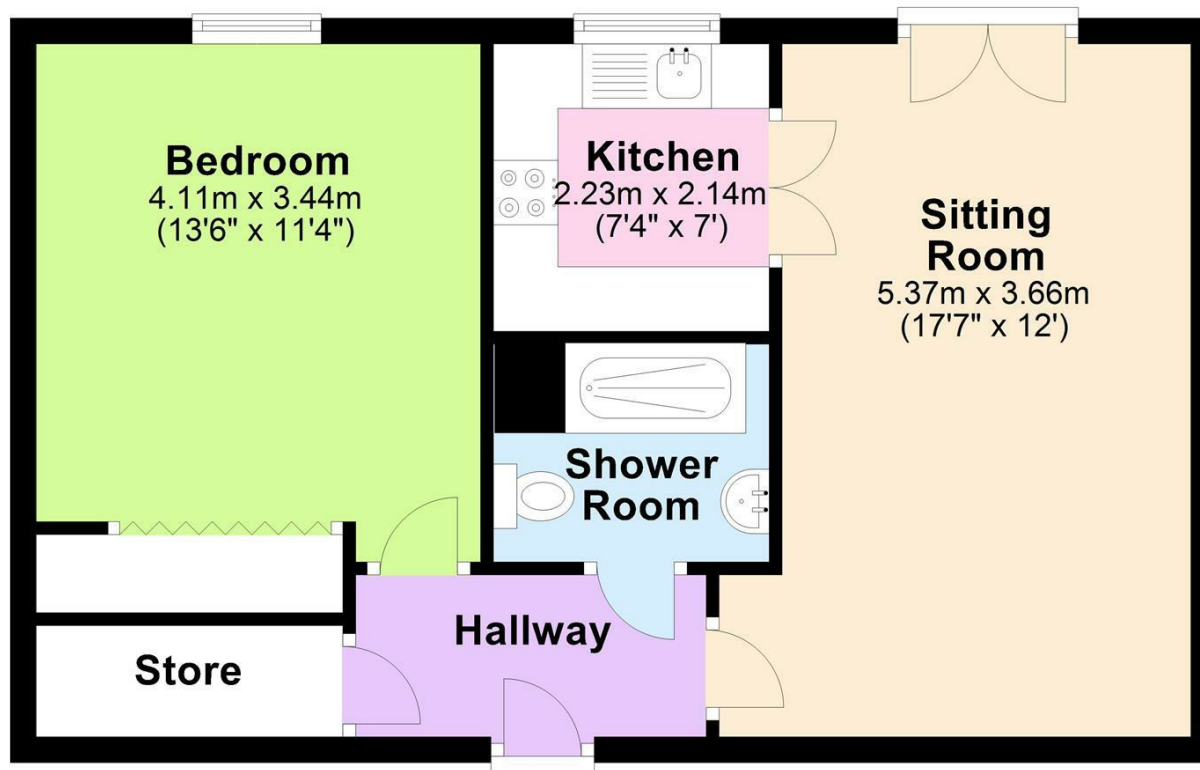
Ground Rent - £395 p.a

Service Charge - £3528.80p.a (Feb 2025-Feb 2026)

## 33 GREENDALE COURT



## Floor Plan



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>		
(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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