



17 BADGER HILL DRIVE BEDALE, DL8 1XH

£220,000
FREEHOLD

A well presented three bedroom semi detached house located in a quiet residential cul de sac close to the Bedale town centre. The property benefits from a private rear garden, off street parking and useful car port and is will be a great home for those looking to put their own stamp onto a home.

NORMAN F. BROWN

Est. 1967

17 BADGER HILL DRIVE

- Three Bedrooms • Semi Detached House • No Onward Chain • Private Garden • Off Street Parking • Gas Fired Heating & Double Glazing • Close to Bedale town centre & Junction 51 of the A1(M) • Cul De Sac Location • VIDEO VIEWING TOUR AVAILABLE • Call Us To Arrange Your Personal Viewing



DESCRIPTION

This excellent three bedroom semi detached home is located in a quiet cul de sac and is a great home for buyers looking to put their own stamp onto a home.

The house opens into a hallway with stairs up to the first floor and a door into the sitting room. The spacious and bright sitting room has an electric fire with a marble inset and hearth and a wooden surround. There is also a useful understairs cupboard for storage and plenty of space for sofas. An open archway leads through to a dining room which has potential to knock through into the adjacent kitchen to create a dining kitchen. Off the dining room is a conservatory with French Doors and windows which overlooks the private and enclosed rear garden.

The kitchen has a matching range of wall and base units with a work top over having a tiled splash back. There are spaces for an electric or gas cooker (with an extractor hood over), washing machine, dishwasher and an undercounter fridge. There is also a door out to the rear garden and the patio seating area.

To the first floor, the landing has an access hatch to the loft and there is a useful airing cupboard for storage. Bedroom one is an excellent double to the front with a built-in wardrobe and matching bedside tables & dressing table plus overhead storage

cupboards too. Bedroom two is to the rear and is another good double bedroom with a built-in wardrobe with a mirror fronted sliding door and views over the garden to the rear. Bedroom three is an excellent single and would also be good for an at home office and has a built in overstairs cupboard.

The contemporary house shower room has a walk-in shower with glazed screen, a pedestal mounted washbasin and low-level WC with a heated towel rail.

Outside to the front is an attractive lawned garden with a paved driveway leading to a car port with a motion activated light and gated access to the rear garden. The rear garden is lovely and private and enclosed. There is a patio seating area accessed off the kitchen and conservatory French Doors, that overlooks the lawned garden which has mature planted shrub borders and two useful garden sheds, one with lighting and power points.

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 Information

Viewing - by appointment with Norman F. Brown.

Local Authority - Hambleton District Council Tel:
(01609) 779977

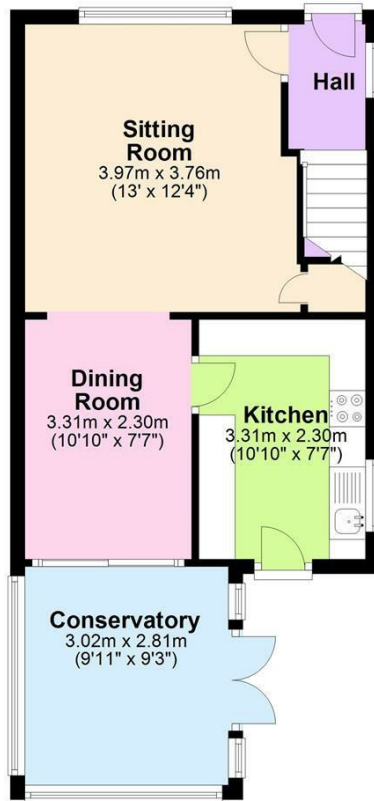
Council Tax Band - C

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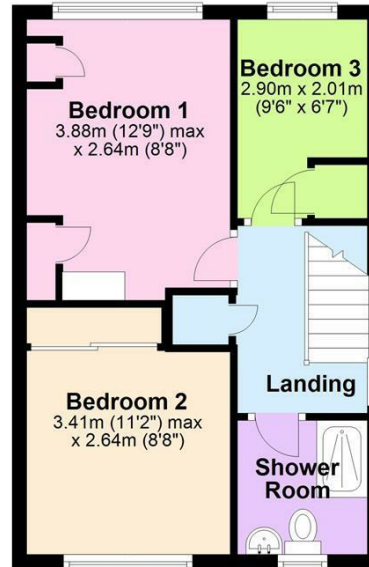
Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 82.6 sq. metres (889.3 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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