



12 HARBOUR VIEW

BEDALE, DL8 2DQ

£350,000
FREEHOLD

This great home is located in a quiet cul de sac elevated from Bedale Beck and close to Bedale town centre. The house offers four bedrooms and benefits from gas fired heating, an idyllic and private sun trap rear garden, off street parking and a garage. The well presented accommodation is ideal for those looking to move straight into a home they can then make their own.

NORMAN F. BROWN

Est. 1967

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- 4 Bedrooms • Detached Home In A Quiet Cul De Sac • Great Layout • Peaceful & Private Garden • Off Street Parking & Integral Garage • Close To Bedale Town Centre, The Beck and Junction 51 Of The A1(M) • No Onward Chain • Gas Fired Heating • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This lovely home is nestled away in a quiet corner of a cul de sac close to the Bedale town centre and with a pleasant outlook over Bedale Beck.

The property opens into a central hallway with space for hanging coats and a useful door into the integral garage. There is a downstairs W.C hidden away under the stairs too. The sitting room has a bay window to the front with an attractive outlook plus a gas fire which provides a cosy feel. The sitting room is open to the dining room which has space for a six person dining table and chairs. There is potential to knock through into the kitchen to create an even larger dining kitchen. The dining kitchen is to the rear with the dining area having room for a 4 person table and chairs linking nicely to the garden via French doors. The kitchen has a range of wall and base units with a worktop over having a matching upstand and a one and a half bowl sink with a draining board. There are spaces for appliances including a tall fridge freezer and dishwasher plus a built in Miele 4 ring gas hob with a stainless steel splashback and an extractor hood over plus a Miele electric oven and grill.

To the first floor the landing has a loft hatch with a drop down ladder to the partially boarded loft and a built in airing cupboard with a light. The main bedroom is an excellent double with an attractive outlook to the front via a bay window and has a dressing area with 2 double wardrobes and space for a chest of drawers. Off the dressing area is another room that was formerly an ensuite which could easily be reinstated with the pipework still in situ and hidden away. Bedroom two is another excellent double to the rear with a lovely outlook over the garden and bedrooms three and four are both smaller doubles, both with same attractive outlook, with bedroom four having a built in wardrobe. The bathroom has a panelled bath with a shower over and tiles

to half height plus a push flush W.C and a circular washbasin set onto a vanity unit.

Outside

To the front is a lovely lawned garden with a mature inset tree, boxed hedge border plus a rose bed with slate chippings and a hedged and fenced boundary. There is a block paved driveway with parking for two cars leading to the integral garage. The garage itself has an up and over door to the front and personal door into the hallway which has a useful motion activated light. There is a range of built in wall and base units with work surfaces over, ideal for use as a workshop, plus a built in single sink with a draining board and spaces under for a washing machine and tumble dryer.

The rear garden is something of a sun trap facing South West and has a paved patio area with a covered pergola, ideal for entertaining accessible via the French doors from the dining kitchen and overlooking an enclosed lawned garden with mature shrub borders having inset trees plus two sheds (one with lighting and power) and there is gated access to the side from the front.

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 – E

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

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Immersion Heater

Solar Panels – Installed in 2017 as part of a 'rent a roof' scheme with A shade greener. The panels are installed with a 25 year agreement where the property gets the benefit of the electric produced and A shade greener gets the feed in tariff for any excess electric produced. A shade greener are responsible for maintaining the panels with the roof responsibility to the owner of the property.

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

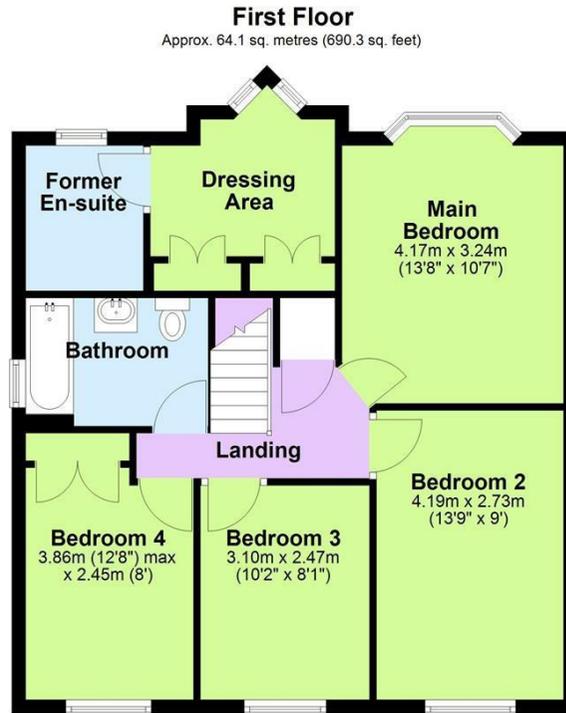
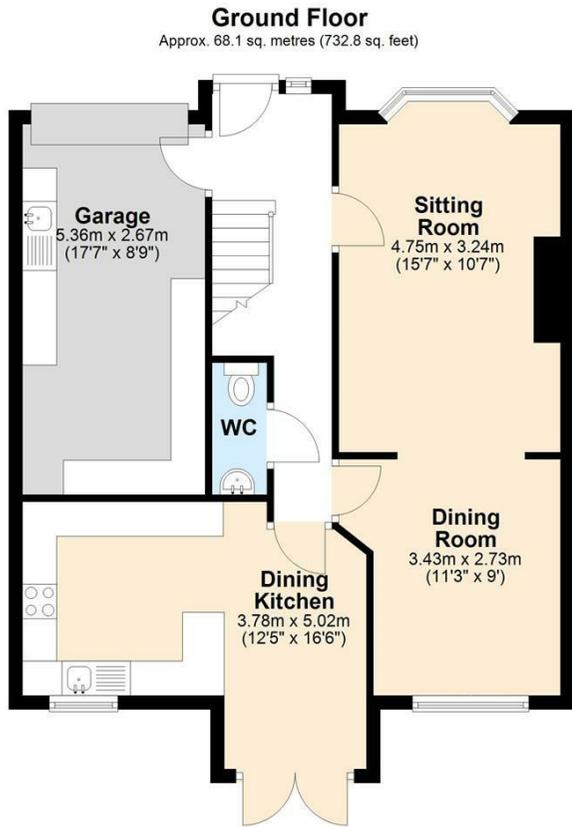
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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Total area: approx. 132.2 sq. metres (1423.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	87
(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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