



9 SWALEDALE DRIVE BEDALE, DL8 2BZ

£400,000
FREEHOLD

An attractive three bedroom detached home located close to the Bedale town centre with a great layout, contemporary style and a bright and airy feel. The property was built in 2023 by Jorvik homes and benefits from a sun trap rear garden, off street parking and garage plus a gas fired heating system.

NORMAN F. BROWN

Est. 1967

9 SWALEDALE DRIVE

• Three Bedrooms • Attractive Detached Home • Great Layout & Contemporary Style • Built By Jorvik Homes In 2023 • Ideal For Bedale Town Centre and The A1(M) • Private Garden • Off Street Parking & Garage • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



Description

Built in 2023 by Jorvik homes, this attractive three bedroom detached home offers a bright and airy feel with contemporary style and a great layout.

The property opens into a central hallway with a switchback staircase to the first floor and a cloakroom nestled away under the stairs.

The sitting room is bright and spacious with a living flame effect gas fire providing a cosy feel, a bay window to the front and French doors out to the sun trap rear garden and a paved seating area. The dining kitchen is also bright and spacious with space for a six seater dining table and chairs, ideal for entertaining. The kitchen itself comprises of a range of shaker style wall and base units with a white granite worktop over with matching upstanding and an inset one and a half bowl sink with a drainer. There are integrated appliances including a dishwasher, washing machine, microwave, fridge freezer plus a four ring AEG induction hob with a splashback and an extractor hood over and an electric oven under. A central island also provides extra work space and storage.

To the first floor the open landing continues the bright and airy feel with a built in storage cupboard and a loft hatch. Bedroom one is a good double to the front with an en suite comprising of a walk in shower enclosure

with a folding screen door, a push flush W.C and a wall mounted wash basin. Bedroom two is another excellent double with built in wardrobes and a dressing table and bedroom three is a good single bedroom with built in wardrobes having hanging rails, drawers and shelving and would also make a lovely at home office. The bathroom comprises of a panelled bath with a shower over and screen, plus a push flush W.C and a wall mounted wash basin with a vanity unit under.

Outside

To the front is an attractive lawn with boxed hedge border and a paved path to the front door. The rear garden is a sun trap, facing approximately South with a central lawn having planted flower bed borders and two paved seating areas, ideal for entertaining.

To the rear is a block paved double driveway providing off street parking and leading to a large single garage. The garage itself has an up and over door, lighting and power points plus a personal door to the garden.

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.

Community Charge: £200p.a

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

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

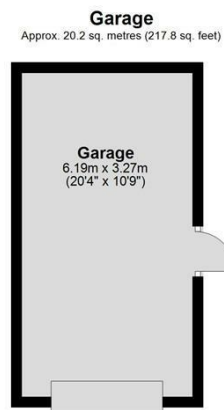
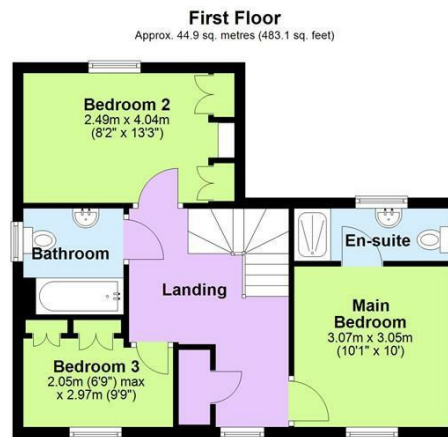
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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Total area: approx. 110.0 sq. metres (1183.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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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