



**74A BEDALE ROAD,
AISKEW, BEDALE, DL8 1DH**

**£370,000
FREEHOLD**

A fantastic four bedroom detached home with a great layout and contemporary style located close to Bedale town centre and ideal for Junction 51 of the A1(M). The property benefits from a light and airy feel, a great layout to suit modern lifestyles plus off street parking, garage and an enclosed South facing rear garden.

NORMAN F.BROWN

Est. 1967

74A BEDALE ROAD,

• Four Double Bedrooms • Detached Home • Convenient Position • Close To Bedale Town Centre & Ideal For The A1(M) • Garage & Off Street Parking • Great Layout & Contemporary Style • Gas Fired Heating • South Facing Rear Garden • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This former show home offers well presented accommodation with a contemporary style and great layout in a highly convenient position close to Bedale town centre and ideal for the A1(M). This lovely home opens into a central hallway with a useful downstairs WC, with storage to the under stairs and there are doors off to the sitting room and dining kitchen.

The sitting room is nice and cosy with a bay window to the front and is a great room for relaxing on an evening with an electric fire having an attractive stone surround. The heart of the home is definitely the dining kitchen to the rear of the house.

The kitchen itself has a range of shaker style wall and base units with a work top over having a matching upstand with a 1 1/2 bowl sink and draining board. There are integral appliances including a dishwasher, 50/50 fridge freezer, a five ring gas hob with an extractor hood over and splashback to match the work top plus a double oven. The dining area has space for a large dining table and chairs plus French doors out to the garden, providing a great entertaining area also perfect for family time.

To the first floor, the bright and spacious landing has a built in store cupboard plus access to the partly boarded loft space via a drop down ladder. The main bedroom is an excellent double situated to the rear with built in wardrobes and an ensuite which has a walk in shower with a folding screen door and fixed and an

electric shower. There is also a pedestal mounted washbasin and a push flush WC. Bedroom 2 is another excellent double to the front with fitted wardrobes and bedrooms 3 is another great double to the rear also with a fitted wardrobe. Bedroom 4 is a smaller double to the front but could make a great at home office. The house bathroom has a panelled bath with a screen and shower over plus a push flush WC, a pedestal mounted washbasin and there is an airing cupboard too.

Outside

To the front is a block paved driveway leading to the garage providing off street parking for 3 cars with a planted shrubbery border. The garage provides great extra storage and has a sink, lighting, power points and an up and over door.

There is gated access to the South facing rear garden which has a paved seating area from the Dining kitchen French doors overlooking the lawned garden which has planted shrub borders and a further paved seating area all enclosed by fenced boundaries . There is also a useful covered storage down the side of the house and a workshop with lighting and power points and could be converted to a garden room or used for extra storage.

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

Community Charge: £13.21 per month 25/26

Construction: Standard

Conservation Area - No

The property has a shared access with 74 B & C from Bedale Road with private parking areas for each property.

Utilities

Water – Mains (Yorkshire Water)

Heating: Mains Gas and Electric

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

AML Policy (When an offer is accepted):

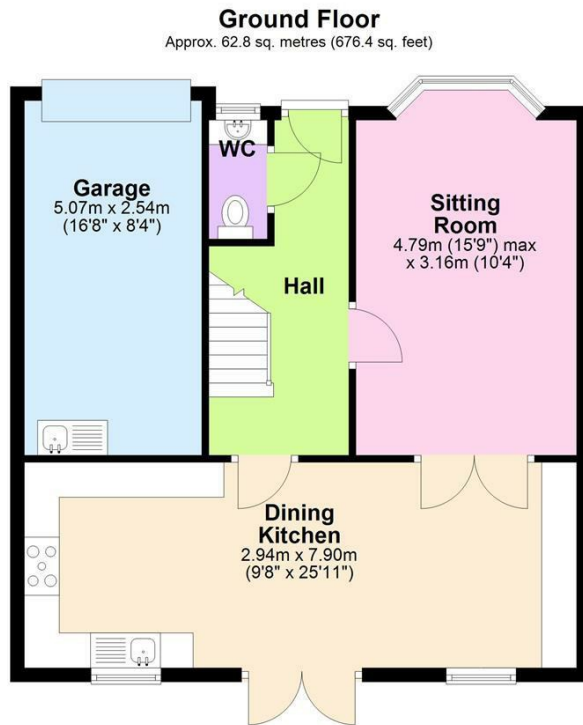
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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Total area: approx. 126.0 sq. metres (1356.6 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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