



**28 JUBILEE ROAD,
AISKEW, BEDALE, DL8 1FD**

**£300,000
FREEHOLD**

A contemporary styled four double bedroom detached house located in a popular area within a quiet cul de sac. The property is close to the Bedale town centre as well as a local shop, bus stop and Junction 51 of the A1(M) is easily accessible. Other benefits include a garage & driveway, gas fired heating and a spacious, enclosed rear garden.

NORMAN F. BROWN

Est. 1967

28 JUBILEE ROAD,

• 4 Double Bedrooms • Modern Detached House • Garage & Off Street Parking • Enclosed Garden • Gas Fired Heating & Double Glazing • Master Bedroom With En Suite • Cul De Sac Location • Close To Bedale Town Centre, Local Shop & Junction 51 Of The A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing



Description

On entering the property into a central hallway there is space for hanging coats and the dining room with wood flooring is open to the hallway, and could make a study area too. The hallway has tiled flooring and stairs leading to the first floor, there is a downstairs WC hidden away under the stairs and there is also a built-in store cupboard.

There is also further doors to the sitting room and kitchen and the sitting room is an excellent space for families to be together or for entertaining with double glazed French doors with side panel windows opening into the excellent rear garden.

The breakfast kitchen has double glazed French doors leading out into the garden and comprises of, matching wall and base units with a work surface over with matching upstand and tiled splashbacks, a four ring gas hob with an extractor hood over and an electric oven under. There is an integrated dishwasher as well as a washing machine and a space for a tumble dryer and plumbing for an American style fridge freezer.

To the first floor the central landing has a loft hatch with drop down ladder to the partially boarded loft which also has useful lighting. The landing also opens to all four of the bedrooms, the bathroom and there are two useful built-in store cupboards. The main bedroom is a lovely bright room with wood flooring, two double glazed windows, space for a television in an inglenook and there is also an ensuite which comprises of a large step-in shower with sliding shower door, tiled walls and an electric shower, plus a low level WC and a pedestal mounted washbasin with a mixer tap over.

The second bedroom is also a double bedroom and has a double glazed window to the front and has an inglenook

storage space. Bedrooms three and four are two smaller double bedrooms, both with double glazed windows overlooking the rear garden. Bedroom three also has wood flooring and bedroom four is currently used as a play room.

The bathroom has a panelled bath with mixer tap over, low level WC and a pedestal mounted washbasin with a mixer tap over. There are also recessed spotlights, an extractor fan and a frosted double glazed window to the rear.

Outside

To the front there is an attractive lawned garden with a gravelled planted border with an inset range of shrubs, there is also tarmac driveway providing parking for two cars leading to an integral garage. The garage itself has an up and over door and has a wall mounted combination boiler.

There is also a path leading down the side of the property with gated access to the rear garden, which is mainly lawned with a range of young trees and with a decked area giving a perfect space for entertaining or for families to be together.

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: £130pa

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Current Provider:

Checker: www.checker.ofcom.org.uk

Mobile:

Current Provider(s):

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

House Signal Black Spots – None

Flood Risk:

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

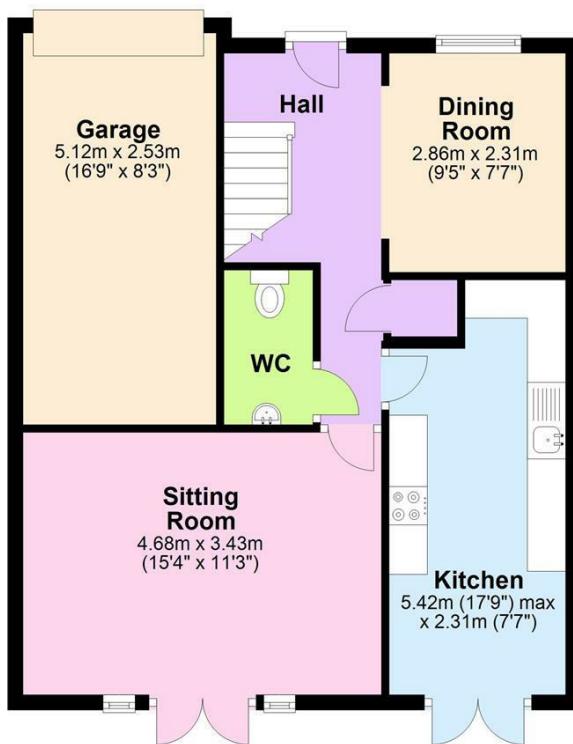
Restrictive Covenants: Not Known

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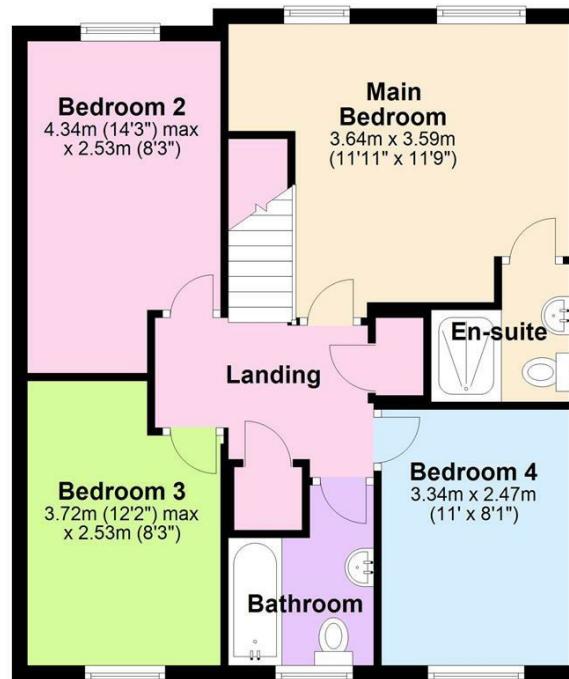
Ground Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 117.2 sq. metres (1261.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		81
(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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NORMAN F.BROWN
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