





DALESIDE, 11 BEDALE ROAD,

BURNESTON, BEDALE, DL8 2HS

£300,000

FREEHOLD

A spacious three double bedroom semi detached home located in a popular and conveniently positioned village for Bedale, Ripon and the A1(M). The property offers contemporary style with a great layout for modern lifestyles and benefiting from off street parking, an integral garage, landscaped and enclosed rear gardens.

NORMAN F.BROWN

Est. 1967

DALESIDE, 11 BEDALE ROAD,

• Three Double Bedrooms • Semi Detached Home • Spacious & Well Presented Accommodation • Great Layout • Lovely Landscaped Garden • Off Street Parking & Garage • Popular & Convenient Village Location • Ideal For Bedale, Ripon & The A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

This spacious three double bedroom semi detached home located in the popular of Burneston is conveniently positioned for Bedale, Ripon and the A1(M).

The house opens into a hallway providing space for hanging coats and opens into the sitting room which is a spacious and bright room with a cosy feel provided by an inset multi fuel stove with a tiled hearth and wood surround. Off the sitting room is a great space for entertaining or family time, currently used as a dining room with space for a large dining table and chairs and to the rear is a 'garden room' type area with room for sofas and French doors opening out to the rear garden. At the front is a separate room used as a home office, perfect for those working from home. The kitchen is set to the rear of the house with a range of shaker style units with a work surface over having matching splashbacks and a single stainless steel sink. There are built in appliances including a four ring induction hob with an extractor hood over and an electric double oven. There is also an integrated tall fridge freezer and dishwasher. The kitchen also has a useful door opening on to the patio and the rear garden.

To the first floor, the landing has a loft hatch with a drop down ladder to the boarded out loft hatch, an airing cupboard and opens to the three bedrooms and the bathroom plus a separate shower room. Bedroom one is to the front and is an excellent double with fitted wardrobes, bedroom two is set to the rear and is another good double room and bedroom three is another double to the front with a built in over stairs cupboard for storage. The bathroom comprises of a panelled bath with a handheld shower plus a push flush W.C and a washbasin set into a vanity unit. The shower room is a clever use of space incorporating a walk in shower enclosure with fixed and hand held shower heads plus spaces for a washing machine and a tumble dryer over.

Outside

To the front is a lawned garden with a hardstanding driveway providing off street parking in front of the integral garage with gated side access for the rear garden. The garage is boarded out with an up and over door, lighting and power points. To the rear, the gardens have been landscaped to provide a tranquil setting including a paved patio area across the rear of the property, a great area for entertaining with steps up to a lawned garden with railway sleeper retains walls with planted borders and all enclosed by a fenced boundary.

Location

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.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Solid fuel heating system via a back boiler

Water – Solid fuel back boiler with Hot Water Cylinder/Immersion Heater

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

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.

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.

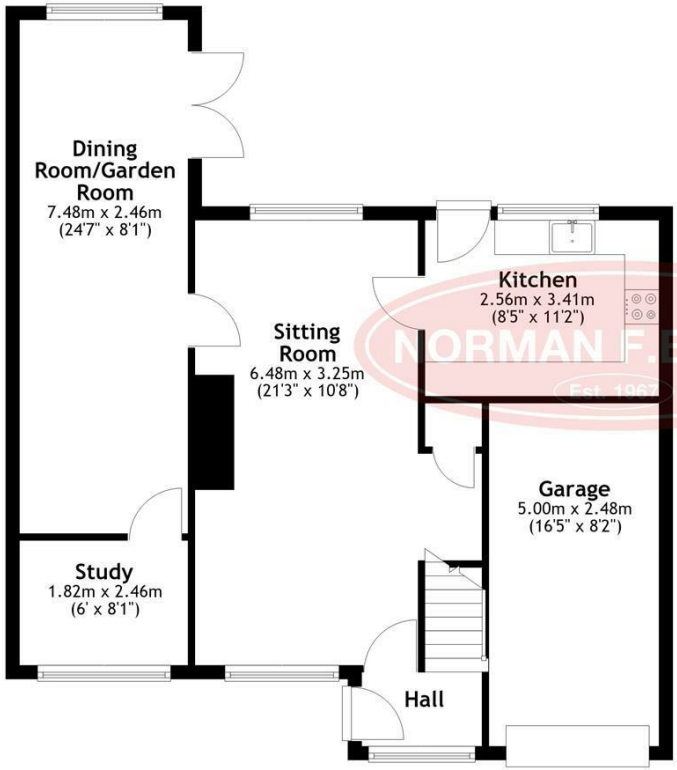
DALESIDE, 11 BEDALE ROAD,







Ground Floor
Approx. 72.7 sq. metres (782.6 sq. feet)



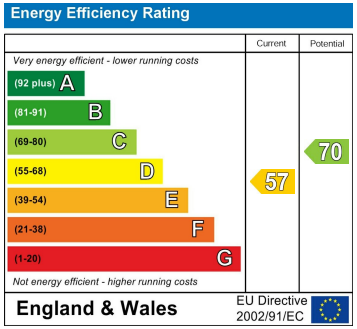
First Floor
Approx. 43.9 sq. metres (472.1 sq. feet)



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Total area: approx. 116.6 sq. metres (1254.7 sq. feet)





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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