





26 PASTURE DRIVE

BEDALE, DL8 2BD

£230,000

FREEHOLD

A conveniently positioned three bedroom semi detached house located in a popular area close to Bedale town centre and ideal for the A1(M), schools and local amenities. The property offers a great layout with lots of potential for buyers to put their own stamp onto and also benefits from an enclosed corner plot garden, off street parking and viewing is highly recommended.

NORMAN F.BROWN

Est. 1967

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• Three Bedrooms • Semi Detached Home • Excellent Corner Garden • Off Street Parking • Great Layout • Lots Of Potential • Gas Fired Heating & Double Glazing • Close To Bedale Town Centre, Schools & Amenities • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

This conveniently positioned three bedroom semi detached home is located close to the town centre, schools and amenities and has an excellent layout for modern lifestyles.

The property opens into a hallway which leads through to the sitting room and the kitchen. The sitting room is perfect for cosy evenings with a gas fire and sliding doors open to the dining room to the rear of the house, a great space for family time or for entertaining having space for a 6 person table and chairs. The kitchen is next to the dining room and offers potential to knock through to create an open plan dining kitchen. The kitchen itself comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a single sink with a drainer. There is a four ring gas hob with an extractor hood over and an electric oven under and spaces for appliances including a washing machine, dishwasher and a tall fridge freezer. The kitchen also has a door to the side out to the garden and driveway.

Upstairs the landing has a built in airing cupboard housing and there is a loft hatch too. Bedrooms one and two are both great double bedrooms, with bedroom two having built in wardrobes and over bed storage cupboards. Bedroom three is a good single or smaller double with a built in cupboard for storage and would also make a great study for those that work from home. The bathroom comprises of a panelled bath with an electric shower over and a folding screen, plus a push flush W.C and a pedestal mounted washbasin.

Outside

There is an attractive lawned frontage with a walled and fenced boundary to the front with a hard standing driveway providing off street parking at the side. A side gate leads through the rear garden which is an excellent corner plot offering scope for extension. The garden itself is mainly lawned, with a paved seating area overlooking the lawn which has shrub borders, a garden shed for storage and all enclosed by a fenced boundary.

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 – C

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

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains. Back boiler to gas fire in the sitting room.

Water – Hot Water Cylinder

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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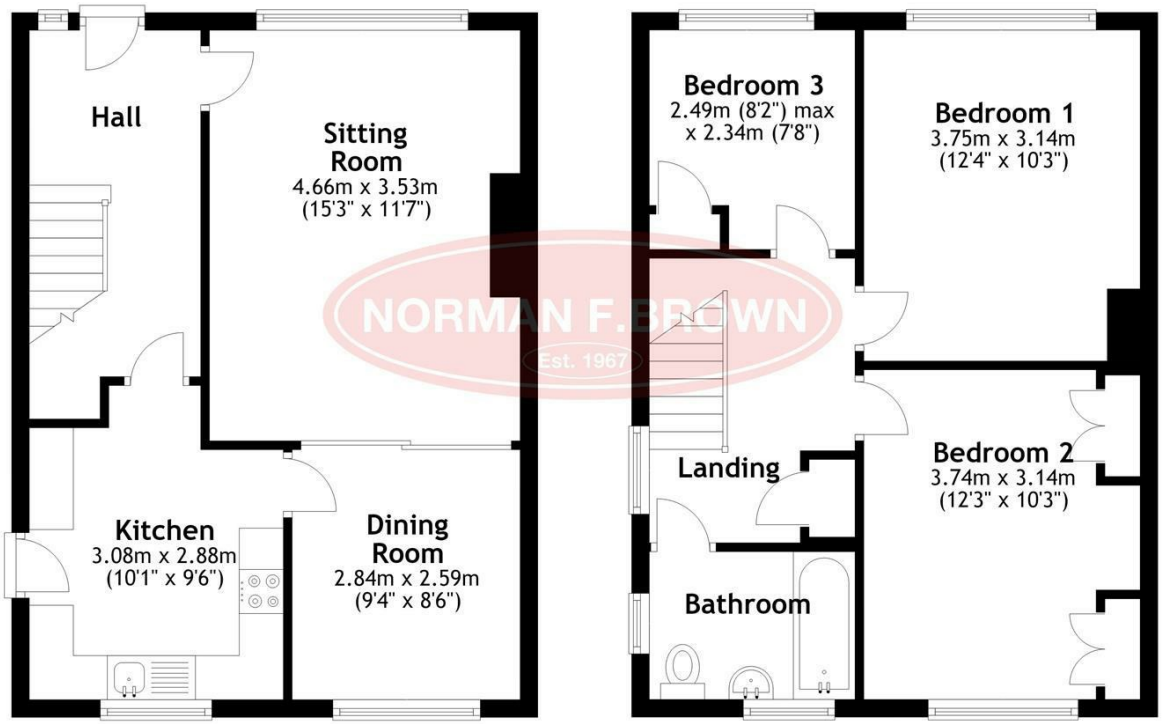






Ground Floor
Approx. 42.3 sq. metres (455.4 sq. feet)

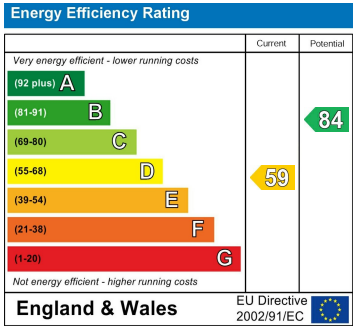
First Floor
Approx. 42.3 sq. metres (455.4 sq. feet)



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Total area: approx. 84.6 sq. metres (910.8 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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