



## OAKWOOD, 74C BEDALE ROAD, AISKEW, BEDALE, DL8 1DH

**£330,000**  
**FREEHOLD**

An excellent 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 a walled South facing rear garden.

**NORMAN F. BROWN**

Est. 1967

## OAKWOOD, 74C BEDALE ROAD, AISKEW,

- Four Bedrooms • Detached Home • Well Presented Accommodation • Great Layout Including A Garden Room Extension • Off Street Parking & Garage • Private, South Facing Rear Garden • Close To Bedale Town Centre & Ideal For The A1(M) • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



### The Property

This superbly presented four bedroom detached home is located close to Bedale town centre and is ideal for the A1(M).

The property opens into a stylish hallway which opens into the dining kitchen to the rear and the sitting room to the front and has an understairs area and cupboard, perfect for storage plus a downstairs WC too. The sitting room is a cosy room with a contemporary styled electric fire and a pleasant outlook to the front. The dining kitchen has space for a central dining table and chairs and leads into a garden room and is a great space for families to be together or entertaining.

The kitchen itself comprises of a modern range of shaker style wall and base units with downlighters and a wood work surface over having a matching upstand and tiled splashbacks. There are integrated appliances including a four ring gas hob with an extractor hood over and an electric oven under plus a dishwasher and there is space for a tall fridge freezer too. The utility room has a worktop with a tiled splashback with space under for a washing machine and tumble dryer and there is also a range of built in cupboards for extra storage. The garden room opens out to the South facing, walled garden to the rear and is another great space.

To the first floor the landing opens to the four bedrooms and the house bathroom and has a loft hatch. The main bedroom is to the front and is an excellent double with an ensuite that has a step in shower with folding screen doors, a push flush WC and a pedestal mounted washbasin. Bedrooms two and three are both great double bedrooms to the rear and overlook the gardens. Bedroom four is to the front and is an excellent single bedroom that would also be

ideal for an at home study or office for those working from home. The contemporary styled house bathroom comprises of a panelled bath with a shower over and a screen, a push flush WC and a pedestal mounted washbasin.

Outside to the rear is an enclosed sun trap garden with gated access to the front. The garden faces approximately South and is mainly lawned with a paved patio seating area and mature shrubbery borders with a walled boundary. To the front is a mature shrubbery providing privacy from the street and a block paved driveway provides off street parking for multiple cars by the garage which has an up and over door, lighting and power points.

### 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.

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

Community Charge: £103p.a TBC

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](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk:

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.

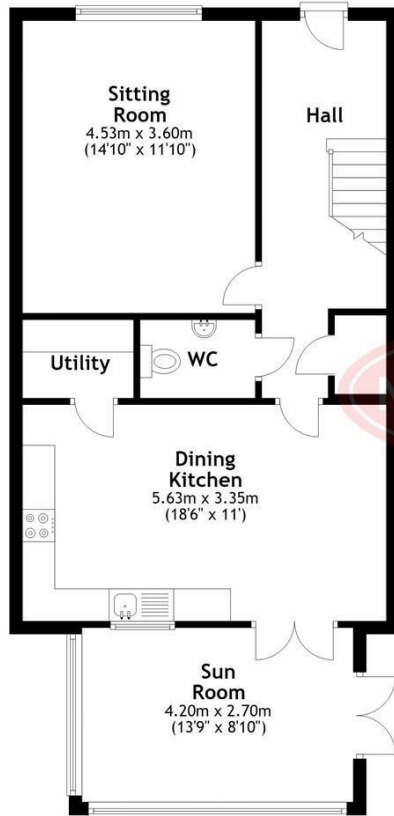
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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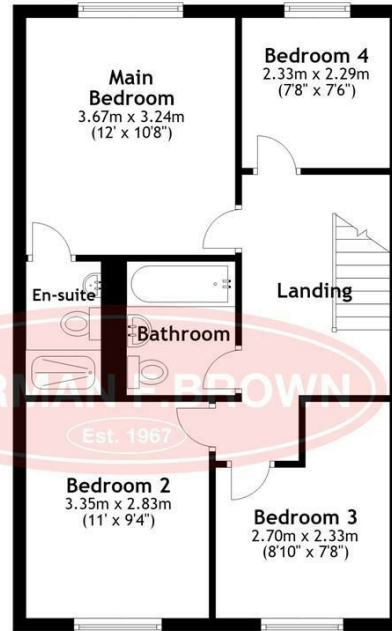
### Ground Floor

Approx. 64.1 sq. metres (689.8 sq. feet)



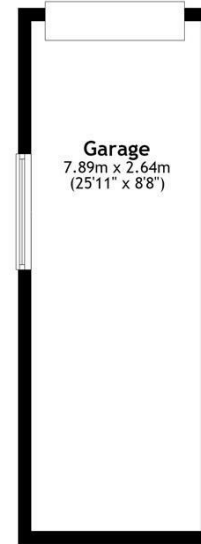
### First Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



### Garage

Approx. 20.8 sq. metres (224.1 sq. feet)



Total area: approx. 137.2 sq. metres (1477.2 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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