



14 SUSSEX STREET BEDALE, DL8 2AJ

£250,000
FREEHOLD

FOR SALE BY ONLINE LIVESTREAM AUCTION ON TUESDAY 3RD NOVEMBER 2026 AT 12 NOON VIA OUR PARTNER AGENTS,
AUCTION HOUSE NORTH YORKSHIRE AND TEES VALLEY

A well cared for double fronted detached home located close to Bedale town centre, schools and the leisure centre with potential for buyers to put their stamp onto an attractive property. The property benefits from a private rear garden, garage plus a great layout including three double bedrooms, two reception rooms and is offered for sale with no onward chain.

NORMAN F. BROWN

Est. 1967

14 SUSSEX STREET

- Three Bedrooms • Detached Home • Close To Bedale Town Centre, Schools & Leisure Centre • Large Garage • Private Rear Garden • No Onward Chain • Great Layout • Solar Panels With A Battery • Enquire Today For Your Personal Viewing • Video Tour Available



The Property

FOR SALE BY ONLINE LIVESTREAM AUCTION VIA OUR PARTNER AGENTS, AUCTION HOUSE NORTH YORKSHIRE AND TEES VALLEY

This attractive detached home is perfect for those looking to put their own stamp onto a home with a great layout and lots of potential in a convenient location.

The house opens into a central hallway which has understairs storage and leads to the sitting room, dining room, kitchen and utility/shower room. The sitting room is a bright spacious room with a bay window and a cosy feel is provided by a log burning stove with a wooden surround, cast iron inset and stone hearth. The dining room is also set to the front of the house with a bay window and is perfect space for entertaining or for family time with space for a large dining table and chairs. The kitchen was newly installed in 2021 and is set to the rear next to the dining room and has a range of shaker style wall and base units with a work surface over and a one and a half bowl ceramic sink with a draining board. Appliances include a four ring gas hob with an extractor hood over, a splashback and an electric oven under with space for an American style fridge freezer. A peninsula provides a breakfast bar with a seating area and a door leads out to the rear garden. The utility/shower room is across the hall and comprises of a step in shower enclosure with folding screen doors and an electric shower and a push flush W.C is neatly hidden away. The utility area has a worktop with spaces under for a washing machine, dishwasher and a tumble dryer with built in cupboards for storage above.

A switchback staircase leads to the first floor landing to the three bedrooms and the house bathroom. The three bedrooms are all good sizes with bedrooms one and two to

the front having having ornamental cast iron fire places. Bedroom three is an excellent guest double to the rear overlooking the garden. The bathroom includes a large bath with a hand held shower over plus a push flush W.C and a pedestal mounted washbasin. There is also a built in airing cupboard housing the combination boiler and ideal for storage.

Outside

The property has gated access to the front, with a ornamental well with a stand pipe. The rear garden is lovely and private providing a tranquil and has an artificial and grassed lawn with inset trees and shrubs with a partially covered decked seating area to the rear with a garden bar ideal for entertaining and all enclosed by fenced and walled boundaries. There is also a garden shed, gardeners W.C and a door to the large garage. The garage has an up and over door, lighting and power points and provides a great space for parking and storage. A garden gate leads out to the rear lane where parking is available on street.

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.

Construction: Standard

Conservation Area - No

Listed Building No

Beyond the rear lane by the garage are two parking spaces that have been exclusively used by the owners since they bought the property, they are not on the title for the property.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Solar Panels – 12 solar panels to front elevation (installed approx 2013) with a battery and new inverter installed 9.1.20

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

The Auction:
Auction House ask all parties to complete full due-diligence on any auction property by reading a full pack prior to bidding. Come auction day (3rd November) , you must be in a position to legally exchange contracts at the fall of the gavel, a 10% deposit (£5,000 min) is required and completion is set for 6 weeks later. You

must be registered to bid, Please note that previous purchases, interest or registration through the Auction House Brand are not valid for a forthcoming auction and therefore you MUST register your interest with the Auction House Tees Valley office. Please also note that holding an Elgroup account will not give you bidding authorisation, this authorisation can only be granted via the Tees Valley branch once all forms, documentation and completed ID checks have been received at . for any further assistance, please do not hesitate to contact us in the office 01642 931060.

Administration Fee: £1800 inc VAT payable on exchange of contracts.

Buyer's Premium Fee: 1.8% inc VAT of the purchase price, subject to a minimum of £1800 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

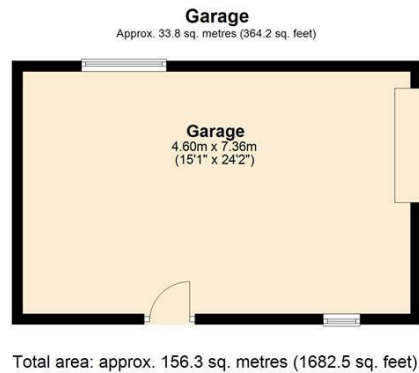
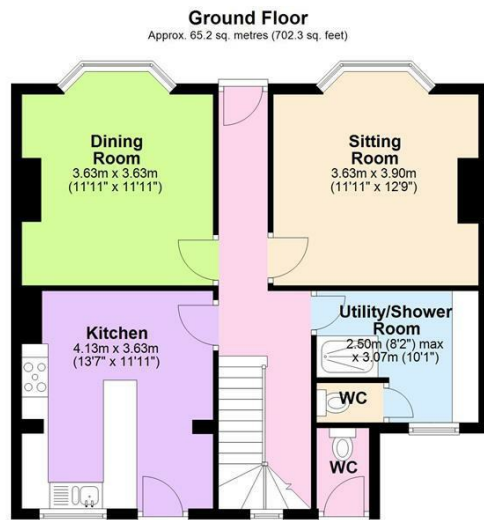
AML Policy (When an offer is accepted):

- 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.

14 SUSSEX STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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