

1 OAK TREE DRIVE

BEDALE
NORTH YORKSHIRE, DL8 1UL

GFW.

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APPROXIMATE MILEAGES

A1/M1 1.5 miles - Northallerton 9 miles - Leyburn 11 miles

Darlington 21 miles - Ripon 13 miles

PROPERTY SUMMARY

A highly desirable and spacious three bedroomed detached bungalow set on a large corner plot with established gardens and well maintained accommodation throughout.

Offered to the market with no onward chain

GUIDE PRICE : £335,000





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Location

Bedale is a market town on the edge of the Yorkshire Dales, being ideally located and accessible to both the dales and the A1. The market town provides all local services, including the weekly local market on Tuesdays, a range of independent shops, primary and secondary schools and leisure and professional facilities. The area also provides a vast range of traditional country activities including scenic walks, golf courses and country sports.
The locally accessed A1(M) is the main route connecting the North east to London and Edinburgh with Northallerton main line railway station and Durham Tees Valley Airport within easy reach.

The Property

1 Oak Tree Drive is a detached, three bedroomed bungalow set in a quiet residential location on a corner plot. The established gardens have been well maintained and the accommodation is spacious and well presented throughout.

The accommodation is approached via an entrance door which opens into a spacious reception lobby. This room has a further door which leads into the reception hallway. There are two fitted cupboards in the hallway and access to the loft which has a drop down ladder and is partially boarded with a light.

The siting room is positioned at the front of the property and has a double aspect with windows to two sides. There is a feature fireplace with electric fire and wooden mantel and hearth.

The dining kitchen is located at the rear of the property and has a fitted range of wall and base units with a wooden worktop over. There is an inset stainless steel sink with a mixer tap and drainer. Integrated appliances include a fridge/ freezer, double oven and separate hob with extractor over, washing machine and dishwasher. The gas fired central heating boiler is also located within this room. There are an ample amount of cupboards and a door that leads out to the side of the property and the driveway.

An opening leads through into a sun room which is glazed on three sides and has an insulation Guardian Warm roof with Velux windows. The sun room has French doors that open into the garden.

The bungalow has three excellent sized bedrooms. The largest is located at the front of the property and has a range of fitted wardrobes and cupboards. Bedroom two also has a range of fitted wardrobes and cupboards with a window to the side. Bedroom three is at the rear of the property.

















The shower room is fitted with a modern white suite which comprises of a large shower cubicle with Aquaboarding, WC and a wash hand basin set into a vanity unit. There is a cupboard which houses the hot water cylinder and provides extra storage.

Externally, the property is positioned on a large corner plot which has a low brick boundary wall and established plants and bushes. There is a lawn area which runs from the front of the property, to the side and the rear. At the rear there is a flagged patio area, two garden sheds and a gravelled area which would be ideal for growing vegetables. There is a resin driveway which provides off street parking for numerous vehicles and a detached single garage which has power and light.

Tenure & Possession

Freehold, vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of 68/D.

Local Authority

North Yorkshire Council
Tax Band D

Utilities

The property is connected to mains gas, electricity and mains drainage. The heating system is via a gas fired central heating boiler.

Fibre Broadband is currently connected with average download speeds of approximately 72 Mbps and upload speeds of 72 Mbps. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

what3words

Every three metre square of the world has been given a unique combination of three words. ///apartment.putts.overnight

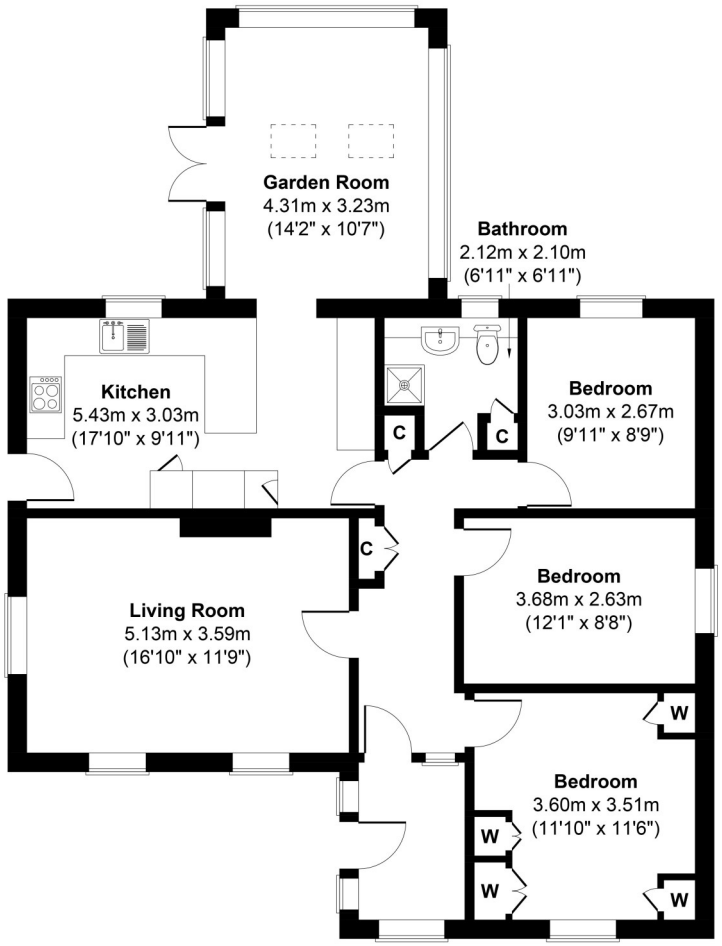
Viewings

Viewings are strictly by prior appointment with GFW

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





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Total Area: approx. 102.4 sq. meters (1102.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for George F White by Vue3sixty Ltd

FLOOR PLAN

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