

4 BULLFINCH WAY

AISKEW, BEDALE
NORTH YORKSHIRE, DL8 1GB

GFW.

4 BULLFINCH WAY

AISKEW
NORTH YORKSHIRE, DL8 1GB

APPROXIMATE MILEAGES

A1/M1 0.5 miles - Bedale 0.5 miles - Northallerton 8 miles -

Darlington 20 miles - Leyburn 11 miles - Ripon 14.5 miles

PROPERTY SUMMARY

A spacious and immaculately presented detached 4 bedroomed family home with an additional reception room and south facing garden to the rear.

GUIDE PRICE : £300,000





0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk

Location

Aiskew is a small village situated on the fringe of Bedale town centre. The property is situated approximately 0.6 miles away from the amenities in Bedale town which include various shops, public houses, a local bus service, Town Hall and both primary and secondary schools. Bedale is perfectly located to provide access to larger towns such as Northallerton and Darlington and is only 1 mile away from the A1/M1 which provides access to the wider road networks beyond. Northallerton is 7.5 miles away has a main line railway station with regular trains to London and Edinburgh.

The Property

4 Bullfinch Way is a newly built detached family home with three double bedrooms and a study. The current owner has partly converted the garage into a dining room adding a further reception room to the existing accommodation.

The property has immaculately maintained accommodation throughout and has 8 years remaining on the NHBC guarantee.

The accommodation is approached via entrance door which opens into an lobby. A further door opens into the sitting room which has a window to the front and a staircase that leads to the first floor. A further door opens into the kitchen/dining room. This room has a large understairs storage cupboard and a downstairs WC.

The kitchen area has a range of white gloss wall and base units with a laminate worktop over. There is a inset stainless steel sink with mixer tap and draining board. Integrated appliances include a double oven, separate induction hob, integrated washing machine and a dishwasher. There is a window overlooking the rear garden and French doors which open out onto the patio.

An archway opens into the dining room which has a window to the rear.

The first floor accommodation is accessed via a landing which has a large storage cupboard and loft access.

The master bedroom has a window to the front and an en-suite shower room.

There are two further double bedrooms and a study/ bedroom four. The house bathroom is half tiled fitted with a white modern suite and has a panelled bath, WC and wash hand basin.

Externally, the front garden is predominantly laid to lawn with a block paved driveway which leads up to the garage. The garage has an up and over door, light and power. Please note the garage has been partly converted into the

















dining room and is is an ideal storage space.

The rear garden is enclosed by fencing and had a large patio and raised lawned area. There is a bin store and planted borders. A flagged path leads down the side of the garden to the front of the property.

Tenure & Possession

Freehold. Vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of A/102

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 312.5 Mbps and upload speeds of 51.5 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.

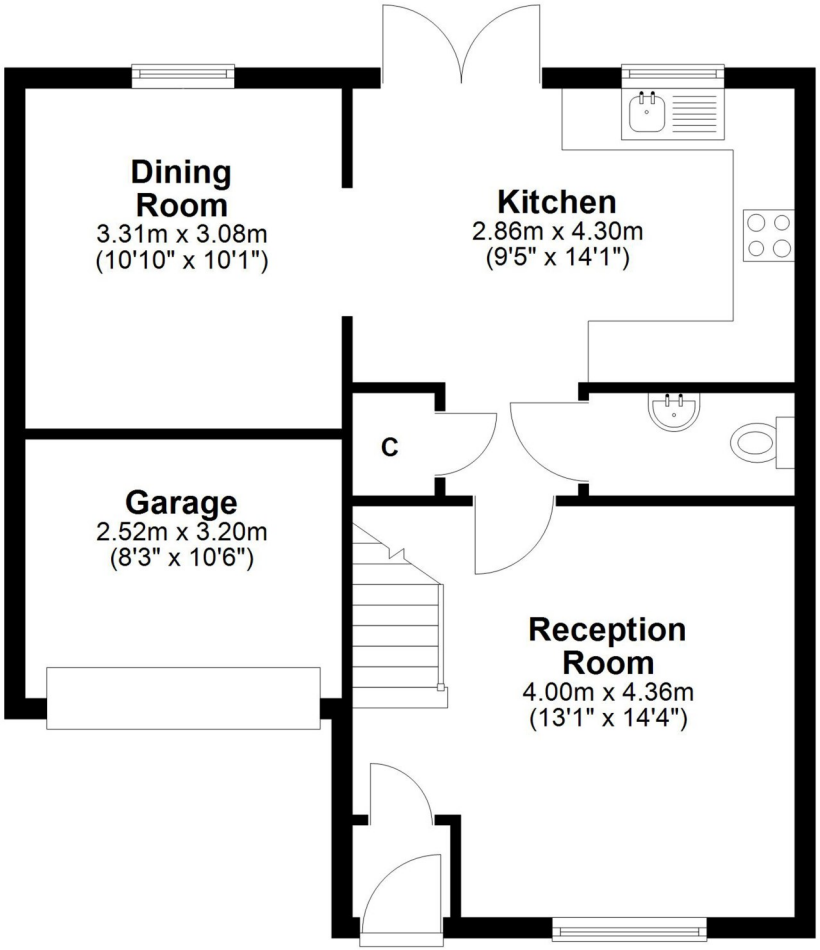
///overture.delight.flopped

Viewings

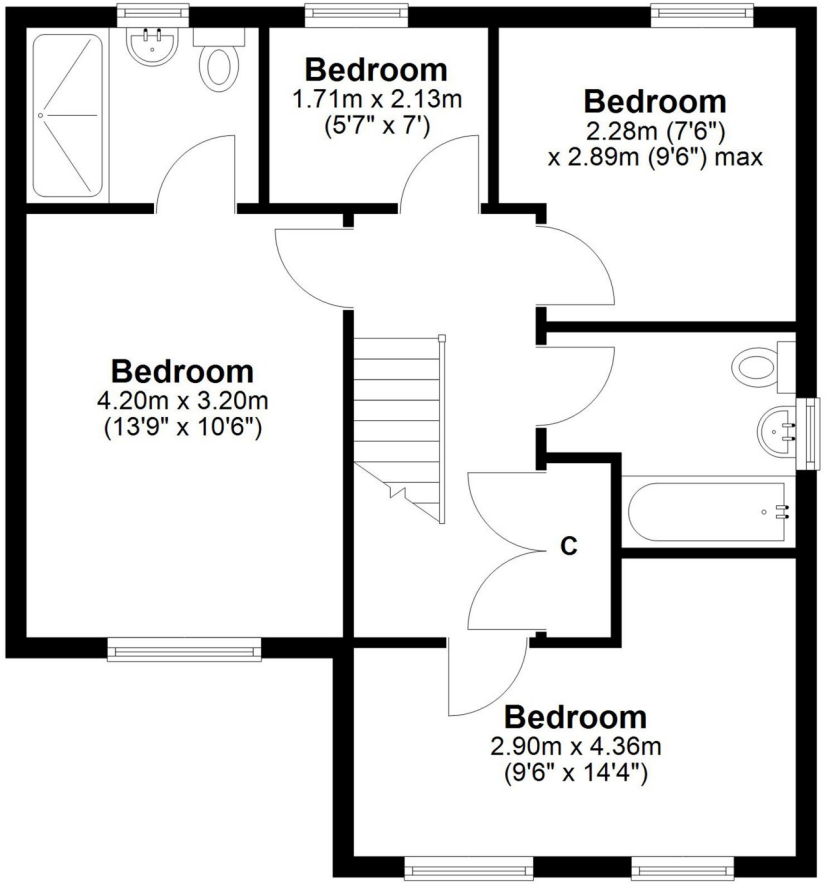
Viewings are strictly by prior appointment with GFW

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.



Ground Floor



First Floor

GFW.

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

© Crown copyright and database rights 2021 OS Licence Number 0100031673. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
Not to scale. For illustration purposes only.

0333 920 2220
sales@gfwllp.co.uk
gfwllp.co.uk
9 South End, Bedale, North Yorkshire, DL8 2BJ