

28 PASTURE DRIVE

BEDALE
NORTH YORKSHIRE, DL8 2BD

GFW.

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APPROXIMATE MILEAGES

Northallerton 9 miles - Leyburn 10 miles - Ripon 17 miles - Darlington 21 miles

PROPERTY SUMMARY

A much improved and extended four bedroomed semi detached property, positioned on a large plot with ample off street parking and established gardens.

GUIDE PRICE : £330,000





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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

28 Pasture Drive is a much improved and extended semi detached property which now boasts four bedroom and two bathrooms. The property sits on a large plot and enjoys established enclosed gardens and a block paved driveway to the front.

The accommodation is approached via a composite door which opens into the reception hallway which has stairs to the first floor accommodation.

The lounge is positioned at the front of the property and has a large window to the front and an inset woodburning stove with a feature mantel over. This room is open plan with the dining room which has a window to the rear.

A door from the dining room leads into the dining kitchen which has a range of Oak wall and base units with a marble top over. Inset is a sink and mixer tap. There are a range of integrated appliances which include a dishwasher and a Cannon Range oven which has a 6 ring hob, two ovens, grill and a plate warmer.

There are two widows to the rear and French doors that open out into the side garden and a further door which provides direct access into the integral single garage and another internal door which returns back to the reception hallway. There is ample space for a dining table.

The first floor accommodation is accessed via a landing which also has a loft access.

The master bedroom is a large room which has a window to the front and the benefit of a dressing room and en-suite shower room. The shower room has a shower cubicle, WC and wash hand basin. The walls are half tiled and there is a window to the rear.

Bedroom two is located at the front of the

















property. Bedroom three is located at the rear and has a range of fitted wardrobes and cupboards. Bedroom four is located to the front of the property.

The house bathroom is fitted with a white modern suite which comprises of a panelled bath with shower over, WC and pedestal wash hand basin. There is a window to the rear and the walls are fully tiled.

Externally, the property has an extended area of parking to the front which has been block paved. It provides off street parking for numerous vehicles. A gate to the side of the property leads into the side and rear gardens. There are planted borders, a patio area and lawn area. It is fully enclosed by fencing. The rear garden has a metal shed for storage and flagged paving.

In addition, there is an integrated single garage with up and over door, light, power and plumbing. There is a small utility area with plumbing for a washing machine and a sink. The gas fired central heating boiler is also located in the garage.

Tenure & Possession

Freehold. Vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of C/73

Local Authority

North Yorkshire Council
Tax Band C

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 300 Mbps and upload speeds of 300 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.

///mass.unloads.newlyweds

Viewings

Viewings are strictly by prior appointment with GFW



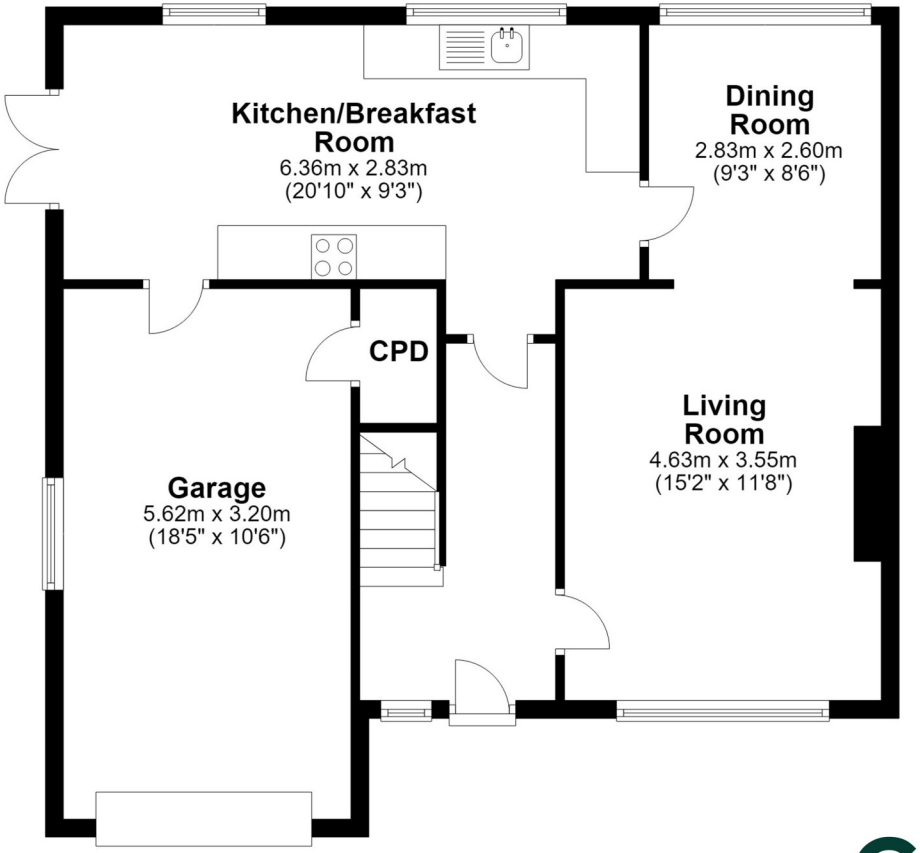


Important Notice

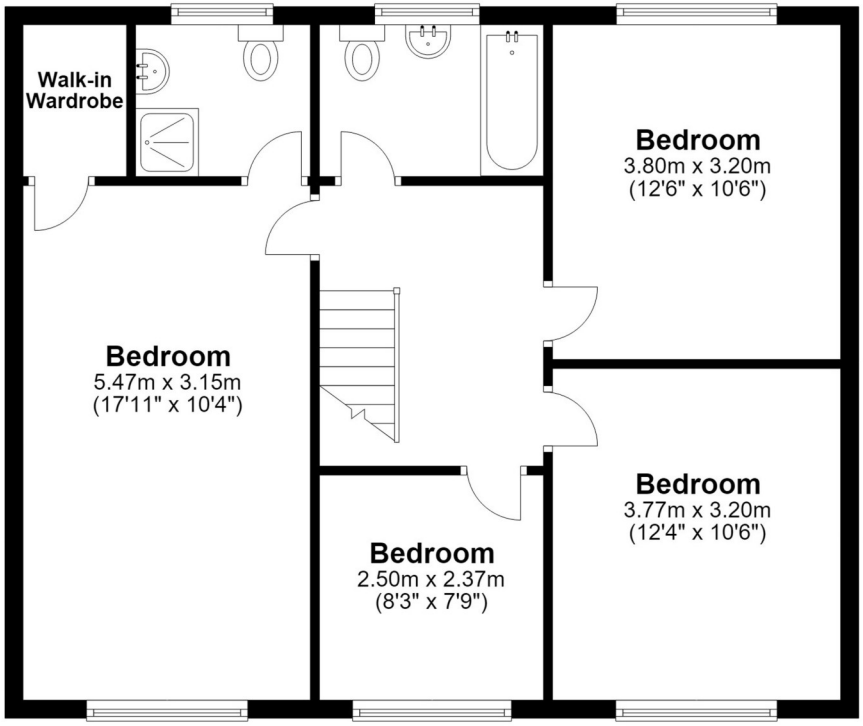
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Pasture Drive
Bedale

Total area: approx. 140.7 sq. metres (1515.0 sq. feet)



Ground Floor



First Floor

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FLOOR PLAN

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