

26 BROOKSIDE CLOSE

BEDALE
NORTH YORKSHIRE, DL8 2DR

GFW.

26 BROOKSIDE CLOSE

BEDALE
NORTH YORKSHIRE, DL8 2DR

APPROXIMATE MILEAGES

Bedale Town Centre 0.5 miles - Northallerton 9 miles - Leyburn 10 miles - Ripon 17 miles - Darlington 21 miles

PROPERTY SUMMARY

Situated within a highly sought after cul-de-sac location in Bedale, this well-presented three bedroom semi-detached home occupies a generous plot with excellent privacy, extensive off-street parking, a detached garage and attractive landscaped gardens.

GUIDE PRICE : £260,000





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

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

Properties in this position rarely become available, making this an excellent opportunity for families and downsizers alike. The generous plot also offers potential for future extension, subject to the necessary planning permissions and consents, as demonstrated by a number of neighbouring properties that have been enlarged and adapted over the years.

The property is approached via a entrance to the side which opens into an entrance lobby. There are stairs to the first floor and a door to the right which opens into the lounge.

The lounge has large windows to the front and wooden fire surround focal point.

Access from the left of the lobby and positioned at the rear of the property is a dining kitchen which has a range of wall and base units in white-cream with a laminate worktop over. There is a inset stainless steel sink with mixer tap, integrated eye level oven and separate four ring gas hob, there is also an integrated dishwasher, fridge/freezer and space for a washing machine. There is a large utility cupboard and French doors that open into the rear garden.

The first floor accommodation has a landing area with loft access and three double fitted wardrobes with sliding doors.

There are three bedrooms to the first floor, two of which have fitted cupboards.

The house bathroom is fitted with a white suite and has a panelled bath, separate shower cubicle, WC and wash hand basin set into a vanity unit. The walls and partly tiled and there is chrome heated towel rail.

Externally there is a large driveway which offers off street for numerous vehicles. There is a further gravelled parking area to the front of the property with a low brick

















boundary wall. The driveway provides access to the detached single garage which has an up and over door, light and power. There is also a garden shed to the side.

The enclosed south-facing rear garden has a good degree of privacy, with a flagged patio area, and steps that raise up to a lawn with established shrubs.

Tenure & Possession

Freehold. Vacant possession upon completion

EPC Rating

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

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 combination central heating boiler.

Broadband is currently connected with average download speeds of approximately 37.3 Mbps and upload speeds of 8.62 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.

///rescue.dives.libraries

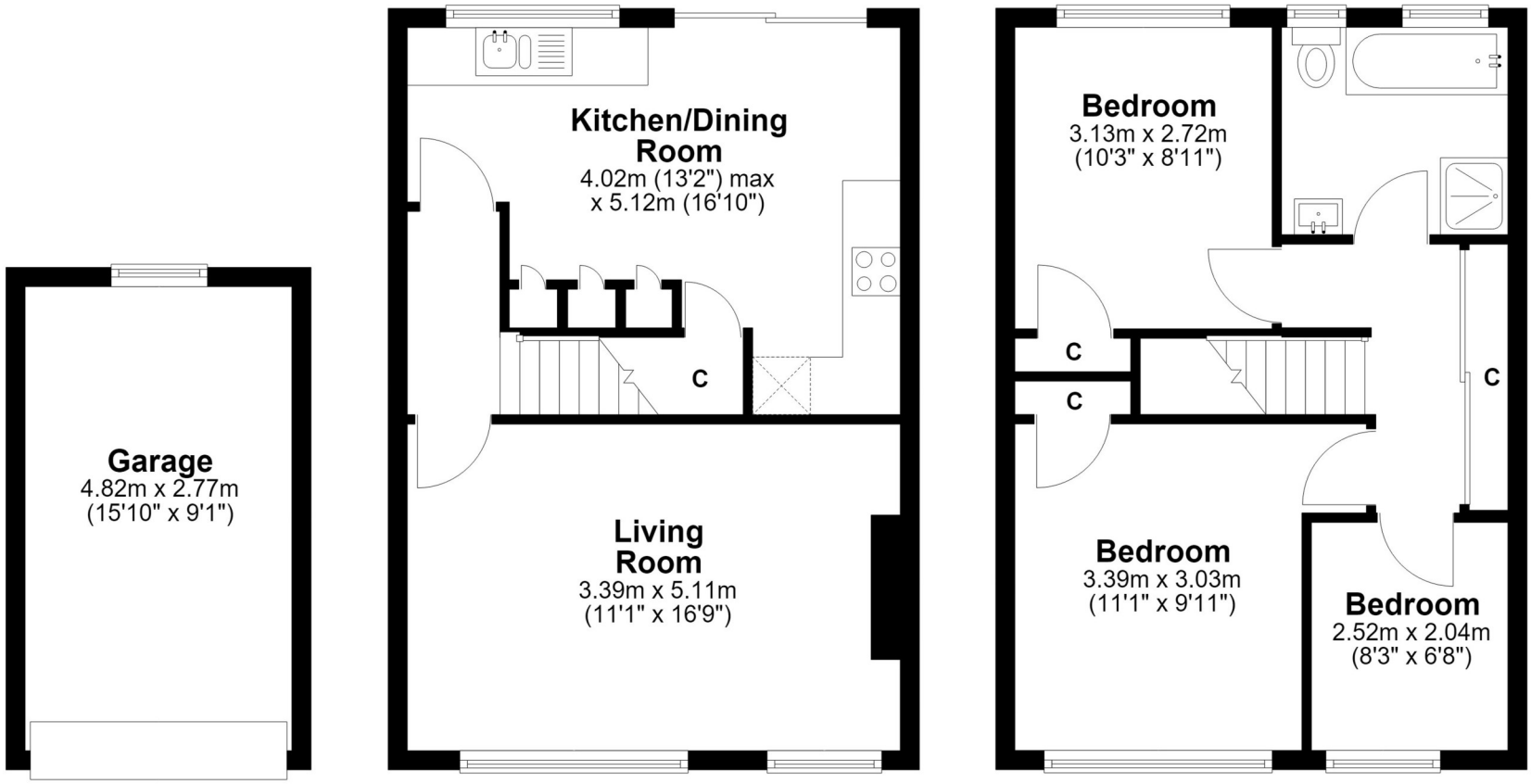
Viewings

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.

Brookside Close
Bedale



Ground Floor

First Floor

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
14c Redwell Court, Barnard Castle, DL12 8BN