



3 JAVELIN WAY

BEDALE
NORTH YORKSHIRE, DL8 2AX

GFW

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APPROXIMATE MILEAGES

A1/M1 2 miles - Northallerton 10 miles - Leyburn 10 miles -

Darlington 20 miles - Ripon 17 miles

PROPERTY SUMMARY

An immaculately presented, four bedroomed, modern detached family home situated on the fringe of Bedale with an enclosed rear garden and single garage.

Offered to the market with no onward chain

OFFERS OVER: £375,000



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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

Built 5 years ago, 3 Javelin Way is situated on a popular housing estate on the fringe of Bedale. It is a modern detached family home, with four good sized bedrooms and two bathrooms and has well maintained accommodation throughout. The property also benefits from gas fired central heating and UPVC double glazing throughout and the remainder of an NHBC Guarantee.

The accommodation is approached via a front door that opens into the reception

hallway which has stairs that lead to the first floor accommodation. There are two principal reception rooms to the front of the property, a dining room and a sitting room. To the rear of the property is an open plan dining kitchen which is fitted with a range of modern wall and base units with a laminate worktop over and an inset stainless steel sink with mixer tap and drainer. There is an integrated fridge freezer, a gas cooker and hob and a dishwasher. There is a window that overlooks the rear garden and the dining area also has French doors that open out into the rear garden.

Leading off to the side of the kitchen is a utility room with a washing machine and tumble dryer, fitted cupboards for storage and a laminate worktop. There is an external door which leads to the rear garden and a further door which provides access to a guest cloakroom/WC.

To the first floor are four bedrooms. The master bedroom has a en-suite shower room which comprises of a shower cubicle, WC and wash hand basin. Bedroom two is a well proportioned double room with a window to the front and bedroom three and four also have windows overlooking the front of the property.

The family bathroom is fitted with a white modern suite which comprises of a





panelled bath with shower over, pedestal wash hand basin and WC. There is a window to the side, the walls are half tiled.

Externally, the front garden is laid to lawn with a flagged pathway leading to the front door and the side of the house.

The rear garden is enclosed by fencing and is laid to lawn with a flagged patio. To the rear of the garden is a single garage with a parking space in front.

Tenure & Possession

Freehold. Vacant possession upon completion.

A yearly maintenance charge is paid to Kingston Property Services of £130 per annum. This payment covers maintenance of the hedges and grassed areas within the development.

EPC Rating

This property has been certified with an EPC Rating of B/85

Local Authority

North Yorkshire Council
Tax Band E

Utilities

Mains electricity, gas, water and drainage are connected to the property.

Fibre Broadband is currently connected

with average download speeds of approximately 1000 Mbps and upload speeds of 1000 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.

///quantity.midwinter.undertone

Viewings

Viewings are strictly by prior appointment with GFW

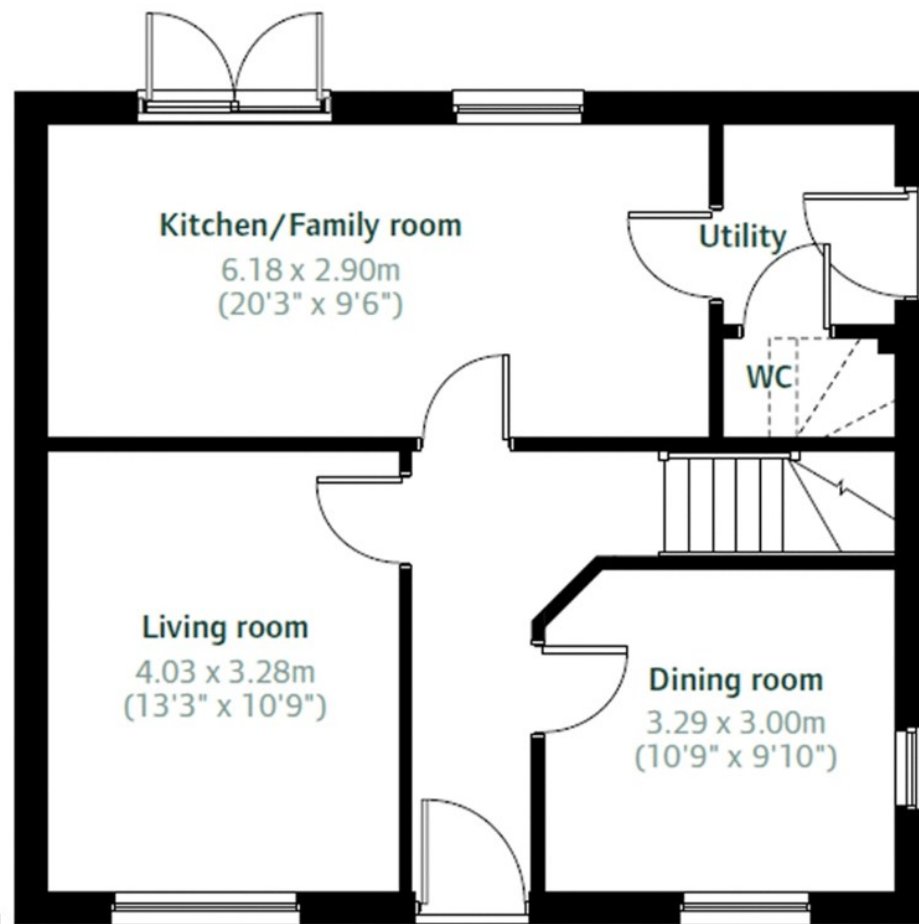
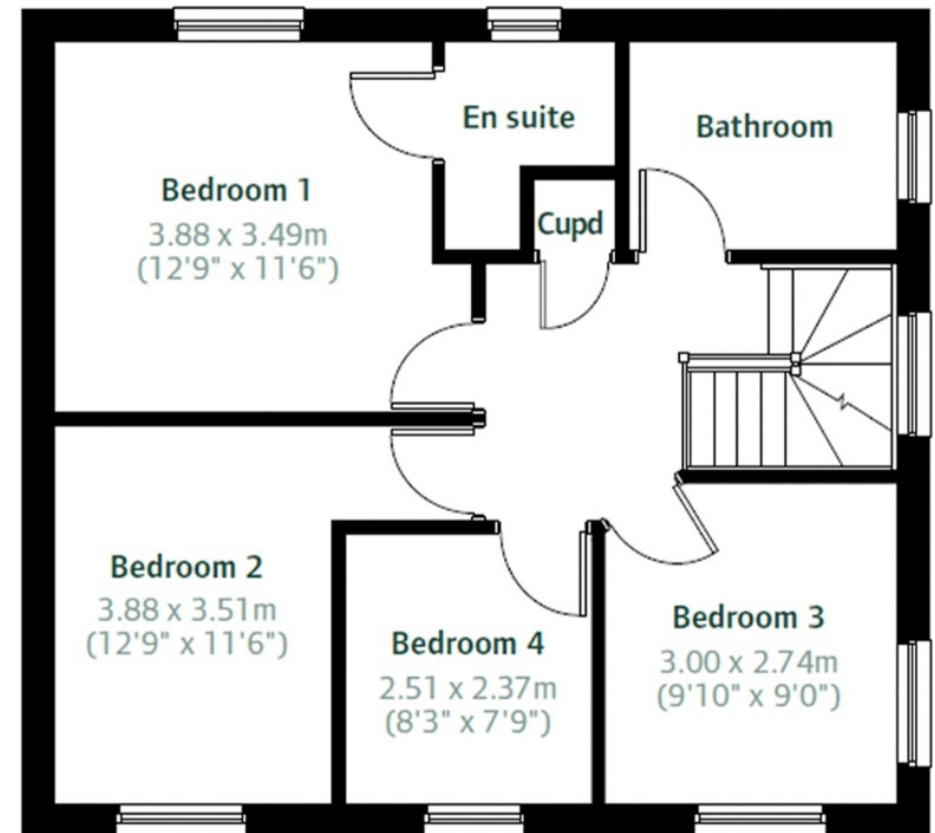




Important Notice

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.





FLOOR PLAN



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