



FLAT 2, ENDSLEIGH HOUSE

77 BEDALE ROAD, AISKEW
NORTH YORKSHIRE, DL8 1DF

GFW.

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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

An individual self contained, one bedroom ground floor apartment with the added benefit of a private enclosed garden, driveway and useful outbuilding. Sold with no onward chain.

GUIDE PRICE : £120,000



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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

Flat 2, Ensleigh House is a self contained ground floor apartment which has a private garden, allocated driveway parking and a useful outbuilding for additional storage.

The property is located in an excellent position providing ideal access to the local motorway network and amenities in Bedale Town Centre. The property is sold with no onward chain and is an ideal investment or opportunity for a first time buyer.

The accommodation is approached via the private driveway via a gate which opens into the front garden. A front

UPVC door opens into the entrance hallway which provides access to all rooms.

The lounge has a large bay window and a gas fire which is inset into the chimney breast. French doors open into the dining kitchen which is fitted with a range of wall and base units in Oak with a black gloss worktop over. There is an inset sink with drainer and mixer tap, integrated oven with hob and extractor fan over. There is space for a American style fridge freezer and plumbing for a washing machine. Some of the kitchen appliances are available by separate negotiation.

A door returns back into the entrance hallway which has a useful cupboard that houses the gas fired central heating boiler.

The double bedroom has an aspect over the garden and has fitted sliding wardrobes.

The bathroom is fully tiled and fitted with a white suite which comprises of a panelled bath with shower over, wash hand basin set into a vanity unit and a WC.

Externally, the property benefits from an enclosed garden to the front. It has a raised decking area and a lawn with planted borders. The garden is enclosed





partly by fencing and established bushes. A gate leads to the private driveway. Included within the sale is also an adjacent outbuilding which has light and power and shelving. This outbuilding is an ideal storage space and would easily convert into additional annexed accommodation subject to the necessary permissions.

Agents note. The neighbour has a pedestrian right of access over the driveway.

Tenure & Possession

Leasehold. The property has the remainder of a 999 year lease which commenced on the 19th August 1990.

There is no service charge or management charge. There is however an annual bill for buildings insurance which is split 3 ways between the individual flat owners.

EPC Rating

This property has been certified with an EPC Rating of 72/C

Local Authority

North Yorkshire Council
Tax Band A

Utilities

The property is connected to mains gas, electricity and mains drainage. The

heating system is via a gas fired combination central heating boiler. Fibre Broadband is currently connected with average download speeds of approximately 71.05 Mbps and upload speeds of 109.60 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.

///candle.formless.redouble

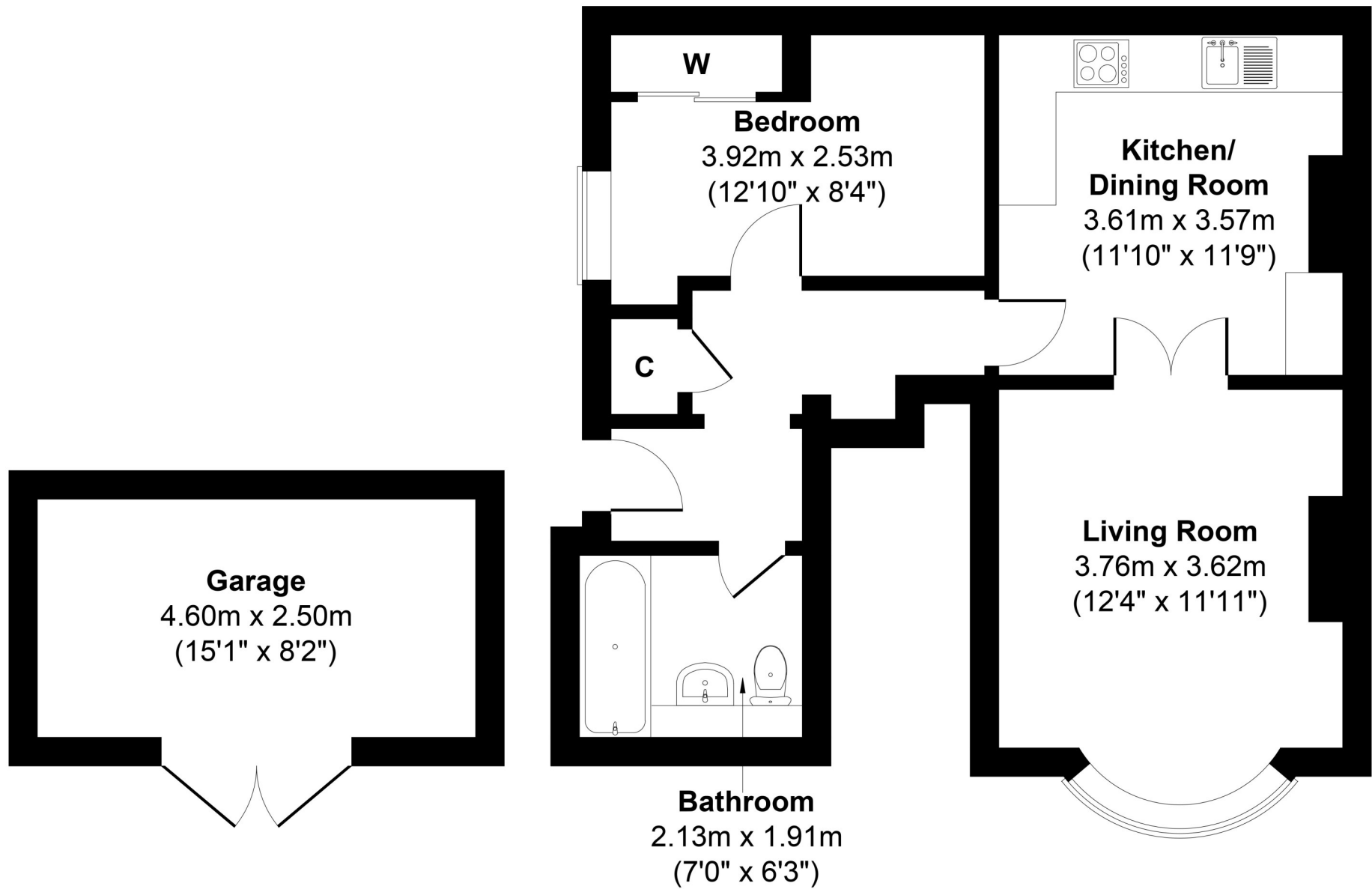
Viewings

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.





PLAN TITLE

SUBTEXT

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