



86 IDDISON DRIVE, BEDALE, DL8 2UH.

A SUPERBLY presented REFURBISHED Detached home, located in a popular area CLOSE to the BEDALE TOWN CENTRE. The property has an excellent OPEN PLAN layout perfect for MODERN LIFESTYLES and benefits from a GARAGE, off street parking and a SUN ROOM opening out to the PRIVATE REAR GARDEN.

£235,000





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Description



On entering this great home, the welcoming hallway leads to the open plan living space and has stairs up to the first floor plus a downstairs WC which comprises of a low-level WC and washbasin set into a vanity unit and there are tiles to half height.

The open plan living area incorporates a sitting area, dining area and kitchen creating a perfect space for families to be together or for entertaining. The sitting room has a Stockton front gas fired stove with a tiled inset and hearth with a wooden surround plus a TV point for a wall mounted TV. The dining area is a great space linking the sitting room to the kitchen and has double glazed doors through to the sun room to the rear of the house. The kitchen itself has a modern range of wall and base units with a wooden work top having tiled splashbacks. There is an integral fridge freezer and spaces for a washing machine, dishwasher and an electric and gas range style cooker with an extractor hood over.



The sun room to the rear of the house opens into the private rear garden and is a lovely bright room with a gas fired stove.

The first-floor landing has access into the loft and leads to the three bedrooms and the house bathroom. The main bedroom is an excellent double bedroom to the front of the property with bedroom 2 also being a good double bedroom with views over the garden to the rear and the Bedale High School playing field beyond. The third bedroom is a single bedroom currently being used as a study and also has a useful built-in store cupboard over the stair bulkhead and is also to the front of the property.

The house bathroom has a modern three piece suite comprising of a 'P' shaped bath with a fixed and hand held shower over and a glazed screen, a low level WC and washbasin set into a vanity unit plus a chrome ladder style heated towel rail, extractor fan and mostly tiled walls.

Outside

From the street the property has a lawned frontage with paved path to the front door and a tarmac driveway leading to the garage with gated access to the rear garden. The private and enclosed rear garden is mainly lawned with a decked seating area, hidden bin store plus a garden tap and outside light. The garage has an up and over door and light and power points.

Location

Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M providing easy access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

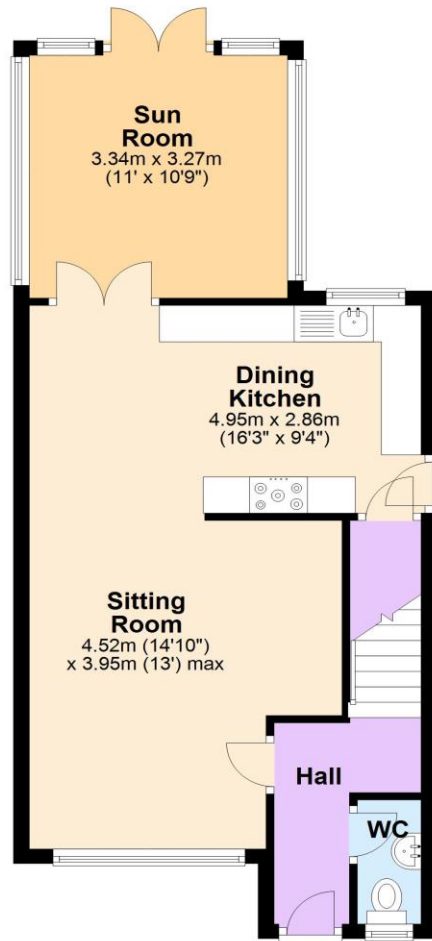
Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authority – Hambleton District Council
Tel: (01609) 779977

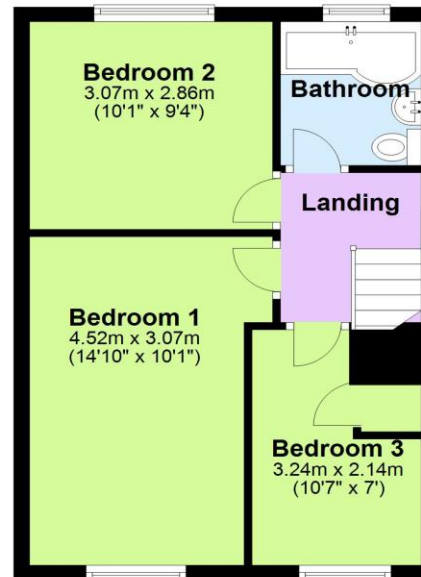
Council Tax Band – D



Ground Floor



First Floor



"DoubleClick Insert EPC"

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