



## 11 PASTURE DRIVE, BEDALE, DL8 2AZ.

A superb TWO BEDROOM DETACHED BUNGALOW, located in a popular area close to BEDALE TOWN CENTRE, the leisure centre and other amenities. The property has an EXCELLENT LAYOUT including a DINING KITCHEN and large sitting room. Other benefits include an INTEGRAL GARAGE, OFF STREET PARKING and LOVELY GARDEN with sun terrace.

£289,000







# 11 Pasture Drive,

Bedale, DL8 2AZ.

£289,000

## Description



The lovely bright central hallway opens to all rooms with the bedrooms to the left and the living accommodation to the right. The large sitting room has a large double glazed window to the front with a modern inset gas fire.

To the rear is an 'L' shaped dining kitchen. The kitchen itself has a range of wall and base units with a granite work surface and matching upstand. There is an inset one and a half bowl sink with drainer and a four ring gas hob with an extractor hood over with a granite splashback behind. The electric oven and grill are at eye level and there is an American style fridge freezer, washing machine and an integrated dishwasher. A door leads through to a utility room where further wall and base units can be found with a work surface over, stainless steel sink and spaces for a washing machine and tumble dryer. There are also doors out to the rear garden and one into the integral garage. The dining area is open to the kitchen and has two steps down into another lovely bright room with a double glazed window to the rear and a sliding patio door with shutters opening onto the sun terrace.

The two double bedrooms are excellent rooms with bedroom one at the front having an alcove, perfect for a wardrobe and bedroom two, to the rear, has a lovely outlook over the rear gardens. The shower room is an excellent size with a modern suite comprising of a step in shower with double sliding doors and screens, there is a wash basin set into a vanity unit with a storage cupboard to the side and the push flush WC is also set into another vanity unit.

To the front of the property is a block paved driveway leading to the integral garage which has a roller door, wall mounted Veissmann combi boiler, light and power points and a window to the side. The rear gardens are accessed via a gate to the side and from the dining room, and are all enclosed with a fenced boundary and nicely private. The paved sun terrace has a useful electric awning and overlooks a lawned garden with mature planted borders having a range of shrubs and flowers plus a useful garden shed.



### Agent note:

1. There are two solar panels that provide electric to heat the hot water.
2. Probate is required by the vendors for completion. It is being applied for week commencing 31st May 2021

### 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 provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Teesside International Airport and Leeds Bradford airport are both within an hour's drive away.

### GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

Tel: (01677) 422282.

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

Council Tax Band - C



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		79
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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