



**20 Harbour View**  
Bedale, DL8 2DQ

youngsRPS 



## 20 Harbour View

Bedale

DL8 2DQ

**Asking Price Of: £310,000**

A well-appointed detached 4-bedroom house located in a quiet cul-de-sac within walking distance of the market town of Bedale. Internally the property benefits from a generous master bedroom with ensuite, two additional double bedrooms and a downstairs toilet. Outside the property has an attractive, private rear garden. Integral single garage & off-street parking.

- Detached Family Home
- Four Bedrooms
- Master Bedroom with Ensuite
- Private Rear Garden
- Integral Garage



**youngsRPS** 

Youngs - Northallerton 01609 773004



**ENTRANCE HALL:** With part glazed composite door, corniced ceiling, stairs rising to first floor, under stairs store cupboard, carpeted flooring. Door to:

**WC:** With window to front, pedestal wash hand basin. WC, vinyl flooring, extractor.

**LIVING ROOM:** 17' 3" (into bay) x 10' 5" (5.26m x 3.18m) With bay window to front, corniced ceiling, living flame gas fire with white wooden surround and marble hearth, carpeted flooring. Double doors through to:

**DINING ROOM:** 10' 9" x 9' 7" (3.28m x 2.92m) With French doors leading out to a decked patio area & rear garden, corniced ceiling, carpeted flooring. Door to:

**KITCHEN/DINER:** 15' 10" x 7' 9" (min) (4.83m x 2.36m) With two windows to rear, light oak coloured wall and floor units with roll edge laminate worktops, stainless steel 1 1/2 bowl sink and drainer, built under electric double oven, electric hob and extractor over, plumbing for washing machine, space for fridge and freezer, laminate flooring, space for breakfast table. Door to Garage.

## FIRST FLOOR



**LANDING:** With stairs rising from ground floor, corniced ceiling, carpeted flooring, cupboard housing hot water cylinder, access to loft.

**MASTER BEDROOM:** 20' 3" x 9' 5" (max) (6.17m x 2.87m) With a generous room with window to rear, corniced ceiling, carpeted flooring, built in double wardrobes. Door to:

**ENSUITE SHOWER ROOM:** With window to front, white suite comprising pedestal wash hand basin, WC, tiled shower enclosure, extractor, vinyl flooring.

**BEDROOM 2:** 13' 2" x 10' 6" (4.01m x 3.2m) A double bedroom with window to rear, corniced ceiling, carpeted flooring.

**BEDROOM 3:** 11' 8" (plus wardrobes) x 10' 1" (3.56m x 3.07m) Another double bedroom with window to front, corniced ceiling, carpeted flooring and double fitted wardrobes.

**BEDROOM 4:** 11' 1" x 6' 1" (3.38m x 1.85m) A single bedroom with window to front, corniced ceiling, carpeted flooring.

**BATHROOM:** With window to rear, white suite comprising panel bath, low flush WC, pedestal wash hand basin, partially tiled walls, vinyl flooring.



**OUTSIDE:** A low maintenance front garden comprises a decorative gravelled area interspersed with mature shrubs. A tarmac driveway affords off street parking for one vehicle and leads to the INTEGRAL SINGLE GARAGE with up and over door, electric power and light as well as a pedestrian door to side. A concrete pathway leads down the side of the property and accesses the rear garden.

The private rear garden is laid mainly to lawn with mature shrub borders and enclosed by timber fencing. A timber decked patio area is accessed from the dining room.

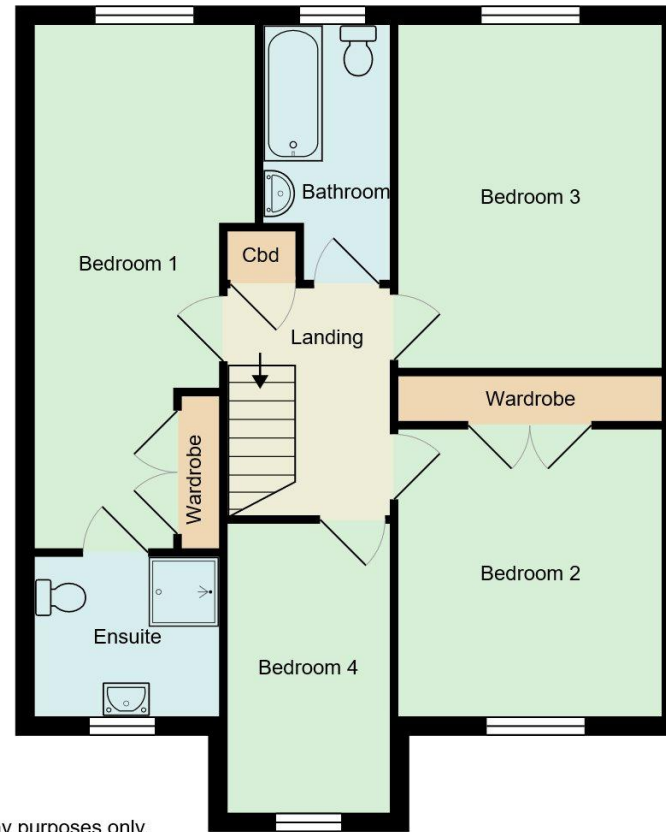
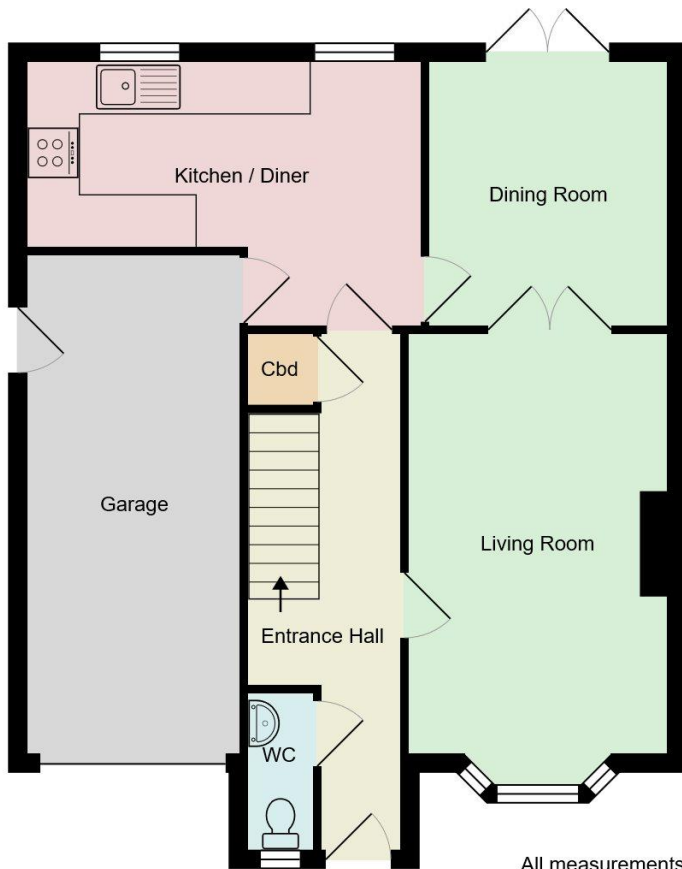
**SERVICES:** Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

**VIEWINGS:** Viewings are strictly by appointment. Please contact the agent on 01609 773004.

**CHARGES:** Hambleton District Council Tax Band E.

**EPC RATING C**

**AGENT'S NOTES:** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



All measurements are approximate and for display purposes only.

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**DARLINGTON**  
General: 01325 488325

darlington@youngsrps.com

**SEDFIELD**  
General: 01740 617377  
Land Agency: 01740 622100

sedfield@youngsrps.com

**NEWCASTLE**  
General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**ALNWICK**  
General: 01665 606800

alnwick@youngsrps.com

**DUMFRIES** R201  
General: 01387 402277

dumfries@youngsrps.com