



13 GRANGE ROAD, BEDALE, DL8 2BG.

A spacious three bedroom semi detached home located close to the Bedale town centre, leisure centre, schools and doctors surgery. the property is well presented with a modern kitchen and bathroom with other benefits including off street parking, garden, gas fired heating and double glazing. offered for sale with No onward chain, viewing is highly recommended.

£210,000



13 Grange Road,

Bedale, DL8 2BG.

£210,000

Description

This lovely bright home is located in a convenient position close to the Bedale town centre, schools' leisure centre and doctors surgery.

The hallway opens into the sitting room and kitchen with stairs leading up to the first floor. The sitting room has a large double glazed window to the front, wood effect flooring and has an electric fire with a wooden surround and hearth. The sitting room is open to the dining room to the rear with a double glazed window looking out to the rear garden. There is potential for a dining kitchen by knocking through the adjoining wall, with kitchen currently comprising of a range of shaker style wall and base units with work surfaces over having tiled splash backs. There is a four ring gas hob with an electric oven under and an extractor hood over and there are spaces for a washing machine and a tall fridge freezer. There is also a door to the side opening into the garden and a window to the rear.

The first floor landing has access to the roof via a loft hatch, a double glazed window to the side and a built in airing cupboard housing the combi boiler. Bedroom one is to the front and is an excellent double bedroom with Bedroom two to the rear being another great double bedroom with built in wardrobes and overhead storage.

Bedroom three is a single bedroom which could also be used as an office and has a useful built in cupboard.

The bathroom comprises of a panelled bath with a shower over and a glazed shower screen, a pedestal mounted washbasin with a double glazed window to the rear and a low level WC with a double glazed window to the side.

Outside to the front is a lawned garden with a walled boundary and planted flower bed borders. A hard standing driveway providing off street parking is to the side with a fenced off garden having a reseeded lawn off a decked seating area and paved patio, with a pergola over an area of artificial grass. The patio also leads around to the rear where there is a further covered decked area ideal for entertaining.

Agent Note

The Timber Bar/Shed pictured on the decking to the side (Marked No Smoking) is not included in the sale and is to be removed.



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, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

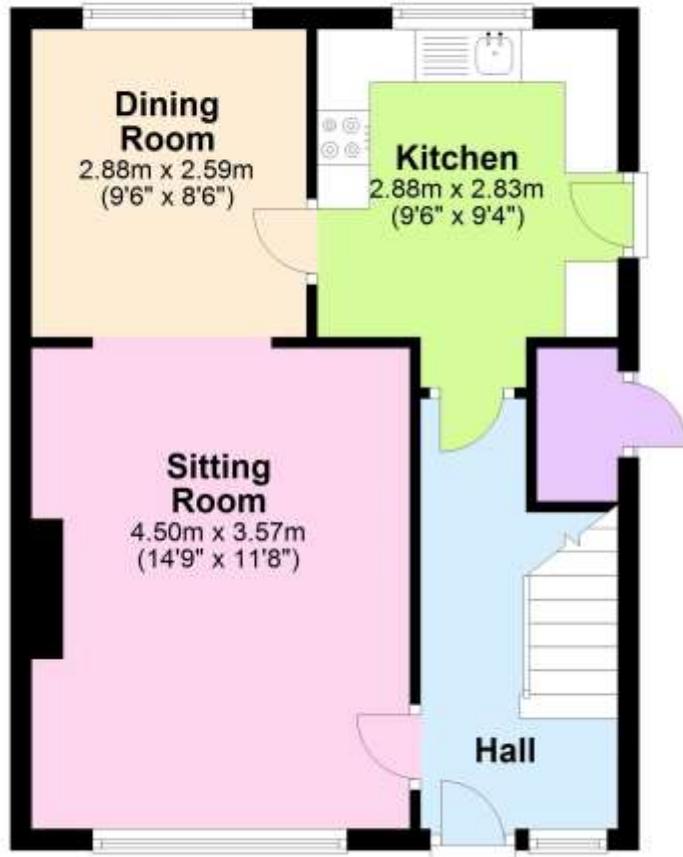
Local Authority - Hambleton District Council
Tel: (01609) 779977

Council Tax Band - C



Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



6 Bridge Street, Bedale, North Yorkshire DL8 2AD

Tel: 01677 422282

Email: bedale@normanfbrown.co.uk

www.normanfbrown.co.uk



Norman F. Brown Chartered Surveyors & Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Norman F. Brown Chartered Surveyors & Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Norman F. Brown Chartered Surveyors & Estate Agents has any authority to make or give any representation of warranty in relation to this property.