

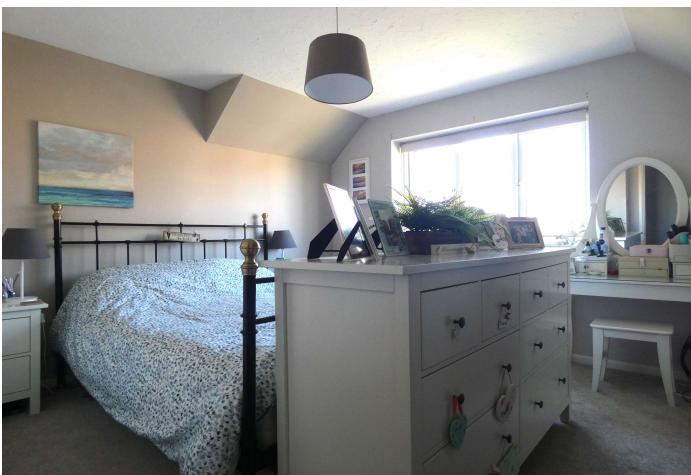


## 3 OTTERBECK WAY, AISKEW, BEDALE, DL8 1XL.

A well-presented extended **FOUR** bedoomed **DETACHED** family home situated within walking distance of Bedale town centre and has the benefit of double glazing, gas central heating, off street parking and is ideal for modern family lifestyles.

**£330,000**

**NORMAN F.BROWN**  
Est. 1967



# 3 Otterbeck Way, Aiskew, Bedale, DL8 1XL.

£330,000

## Description

On entering the property into the hallway which has stairs leading to the first floor and a door through to the sitting room. The sitting room has a bay window to the front, multi fuel burning stove set in an Inglenook style fireplace with a granite hearth and stone surround, radiator and there are multi painted doors through to the dining room, which is open to the sunroom and has a door through to the kitchen. The sunroom has double glazed windows to the rear and side, double glazed French doors out onto the sun terrace, 2 Velux windows and a radiator.

The kitchen has matching wall and base units with work surfaces over, downlighters under the wall units, tiled splashbacks, one and half bowl sink with mixer tap. There is also space for dishwasher, a gas range style cooker and with an extractor hood over, a ladder style heated towel rail, understairs cupboard, double glazed window to the rear, a door to the garage, which is where the wall mounted boiler is situated. Also from the kitchen is a door through to the utility which has spaces for a washing machine, tall fridge freezer, door to the rear and leads to the downstairs WC.

To the first floor are the bedrooms and the house bathroom all off the central landing which has access to the part boarded loft with lighting via a drop down loft ladder.

The main bedroom is to the front of the house and has an ensuite which comprises a tiled shower cubicle, pedestal mounted washbasin and a low level WC. Bedroom two is to the rear of the house and has built-in wardrobes with mirror fronted sliding doors

Bedroom three is to the front of the property and also has built-in wardrobes with mirror fronted sliding doors and bedroom four is to the rear of the property. The house bathroom has a three piece suite comprising of a panelled bath with shower over, pedestal mounted washbasin and a low level WC.

## Outside

To the front there is a tarmac driveway leading to the integral garage, a lawn frontage with a range of mature shrubs and trees.

There is gated access down the side of the property leading to the rear garden which is enclosed by fenced and walled boundaries, and has a paved sun terrace, lawn with a mature planted borders with a mix of trees and shrubs, plus an area of artificial grass providing further space for entertaining.

## 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.

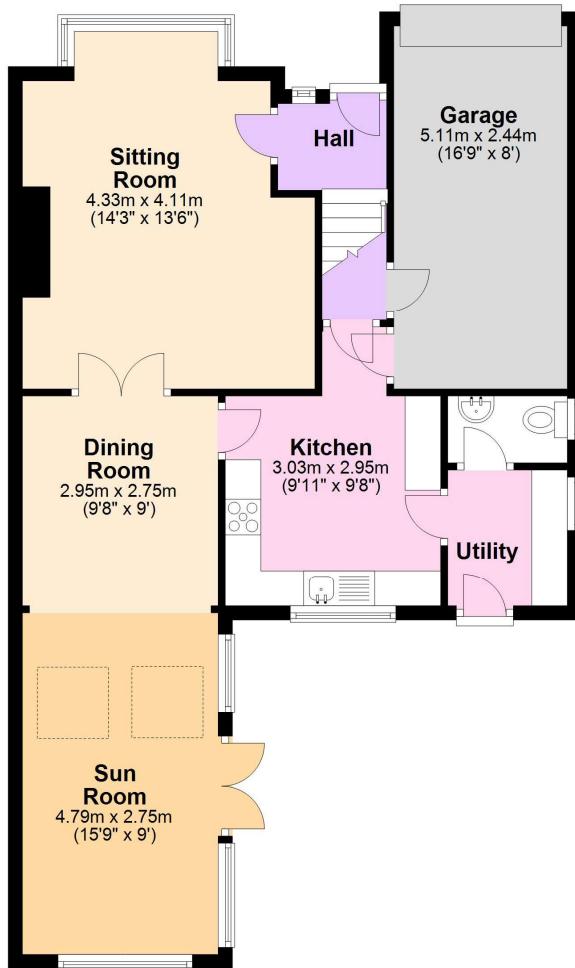
Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

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

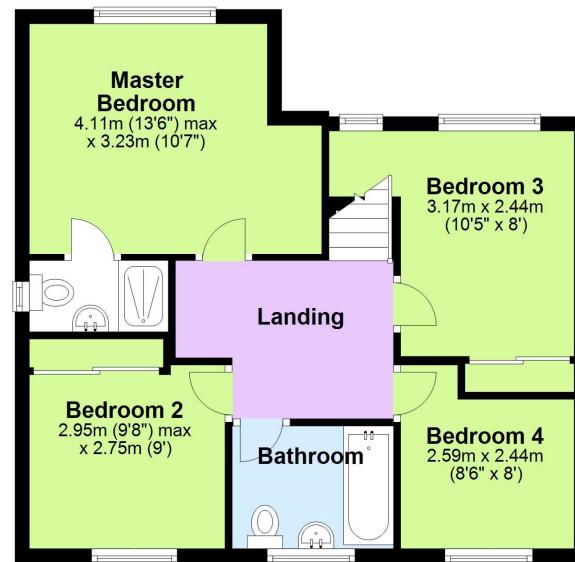
Council Tax Band – D



## Ground Floor



## First Floor



Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			82   B
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			

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