



4 SUSSEX TERRACE, BEDALE, DL8 2AQ.

A superb opportunity to put your own stamp onto a character home close to the centre of Bedale. The property is an end of terrace with accommodation over three floors, large private garden and a parking area. With an already excellent layout, the property also has the benefit of planning permission for a substantial extension to the side. Viewing is highly recommended.

£375,000





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Description

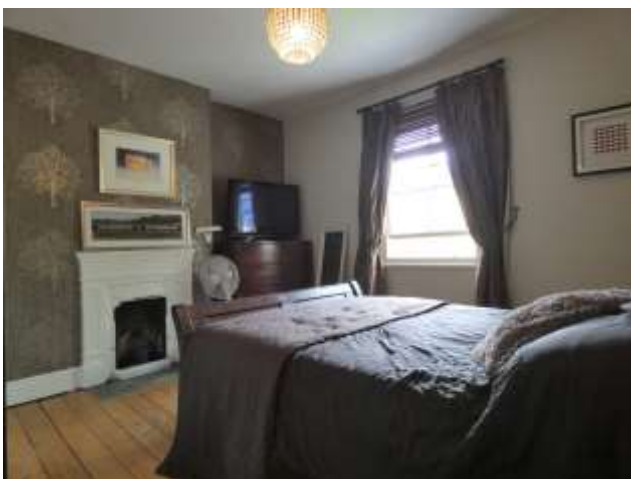
Located close to the Bedale town centre, schools and leisure centre, this spacious and bright home is full of character with the accommodation over three floors. This home perfect for those wanting to put their own stamp on a home or there is the option with planning permission granted, to alter the layout to the ground floor.

Accessed via a path (with right of way) across the terrace from Sussex Street, the property has a characterful hallway with timber flooring, coving to the ceiling and a dado rail providing a characterful entrance. The hallway has doors off to the sitting room, dining room and dining kitchen and has a useful understairs cupboard for storage.

The sitting room is open via an arch to the dining room and has a sash style bay window to the front looking into the gardens, a living flame effect gas fire with stone surround and granite inset and hearth. Exposed timber floorboards continue through to the dining area which has space for a large dining table and chairs making it an ideal space for entertaining and with French doors to out to a sun terrace, the property is neatly linked to the garden. There is a door off the dining room to a cloakroom, an ideal place for coats and shoes to be stored and in turn leads through to the utility room which has space for a washing machine, tumble dryer and an undercounter fridge under a worktop with an inset stainless steel sink and a further door leads out to the parking area making it the entrance most used for the home.

Finally to the ground floor is a split level dining kitchen with a dining area having stone tiled flooring, a door to a courtyard and steps down to the kitchen, a great space for family time. The kitchen has contemporary grey gloss wall and base units with a worksurface over having tiled splashbacks, double electric Bosch ovens and a four ring induction hob with an extractor hood over. There are integral appliances including a fridge freezer and dishwasher with an inset one and a half bowl sink and windows to the rear and courtyard to the side.

To the first floor, the landing opens to bedrooms one, two and four plus the family bathroom and there are stairs up to the second floor and bedrooms three and five. Bedrooms one is an excellent double with an ornamental cast iron fireplace, sash style window to the front looking over the gardens and bedroom two is another excellent double, also with an ornamental cast iron fire and rooftop views over Bedale. Bedroom four is a smaller double or excellent single bedroom with sash style window also to the front. The family bathroom has a modern four piece suite comprising of a freestanding roll top bath with a handheld shower over, a push flush WC and a washbasin set into a vanity unit. A step in shower cubicle has glazed double screen doors with fixed and handheld shower heads and the bathroom also has a useful airing cupboard housing the combination boiler.



The second floor has a landing opening to bedroom three to the left and bedroom 5 to the right with a built in cupboard providing storage. Bedroom three is an excellent double with a Velux window to the rear providing rooftop views over Bedale and bedroom five, a good single, also having a Velux with the same attractive view and built in cupboards.

Outside are mature private and enclosed South facing gardens that are mainly lawned with mature planted borders having a mix of trees, shrubs and flowers plus a graveled seating area with a water feature in front of summer house which has light and power points making it a perfect area for families to be together or for entertaining.

A rear lane (with a vehicular right of way) leads from Sussex Street across the back of the terrace to the substantial parking area which is mainly graveled and has a useful garden shed and is accessed from the lane via a 5 bar gate and is enclosed with a fenced boundary. There are steps up from the parking area to a raised, paved sun terrace with an attractive pergola over which also leads through to the garden and to the French doors into the dining room.

Agent Notes

1. The property has rights of way across the front of the terrace (Pedestrian) and to the rear for vehicles to the parking area.
2. The Property is in a conservation area.
3. The windows are single glazed with wood frames
4. There is a Gas Fired Heating System
5. Number 3 has a right of way across the back lane (only) to their parking area at the end of the lane.
6. Planning Permission Granted reference 21/00606/FUL - Demolition of existing rear single storey off shoot to main terrace and rebuilding flat roof extension. Further Details on file at the office or via Hambleton Council Planning Portal.

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





"DoubleClick Insert EPC"

6 Bridge Street, Bedale, North Yorkshire DL8 2AD

Tel: 01677 422282

Email: bedale@normanfbrown.co.uk

www.normanfbrown.co.uk



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