



## 19 CALVERT WAY, BEDALE, DL8 2AP.

A superb three double bedroom end town house positioned in a quiet cul de sac close to the Bedale town centre, schools and leisure centre. The property has spacious accommodation over three floors with off street parking, private garden and modern kitchen and bathrooms. Viewing is highly recommended.

£230,000

**NORMAN F.BROWN**  
Est. 1967

# 19 Calvert Way, Bedale, DL8 2AP.

£230,000



## Description

This superb end terrace town house has a bright and modern style with accommodation over three floors.

The property opens into a hallway with a corner staircase up to the first floor and doors to the kitchen and living area. There is a downstairs WC comprising of a low level, push flush WC and a pedestal mounted washbasin. The kitchen has a range of modern wall and base units with a work surface over having a tiled splash back. Appliances include a four ring gas hob with an extractor hood over and an electric oven under plus an integral slimline dishwasher with spaces for a tall fridge freezer and washing machine.

The living area is a great space for entertaining or for family time with space for a dining table and chairs plus sofas and with French doors has a great link to the private garden.

To the first floor, the landing has another corner staircase up to the second floor and there are doors to the bathroom and bedrooms two and three. Bedroom two is located to the rear of the property with an attractive outlook over gardens and is an excellent double room.

Bedroom three is to the front and is another double room in an 'L' shape with two double glazed windows to the front. The bathroom has a modern style with a paneled bath with tiled walls around having a shower over and a glazed screen plus a pedestal mounted wash basin, a low level push flush WC and a heated towel rail.

The second floor is a large main bedroom with a dormer window to the front and Velux to the rear and has an over stairs storage cupboard. The main bedroom also has an ensuite with a walk in shower having a glazed screen door, a low level push flush WC, a pedestal mounted washbasin and a chrome heated towel rail.

Outside to the back is a private and enclosed garden with gated access to the side and comprises of a paved seating area overlooking an artificial grass lawn. There is also a useful timber built garden store with light and power points and a second garden shed for further storage. To the front is a tarmac driveway for off street parking, a second shared parking space is also available subject to agreement with number 17.

## 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.

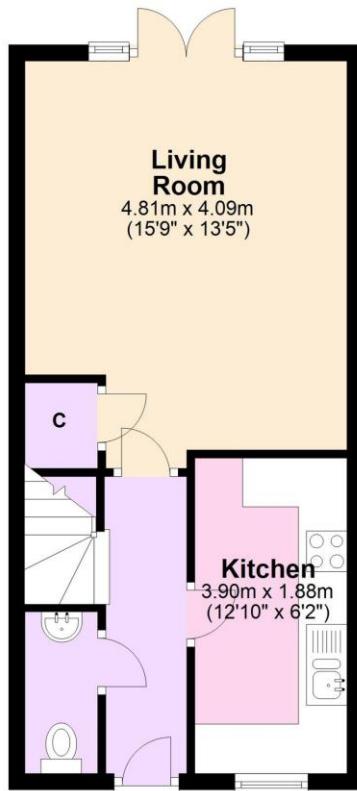
## GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

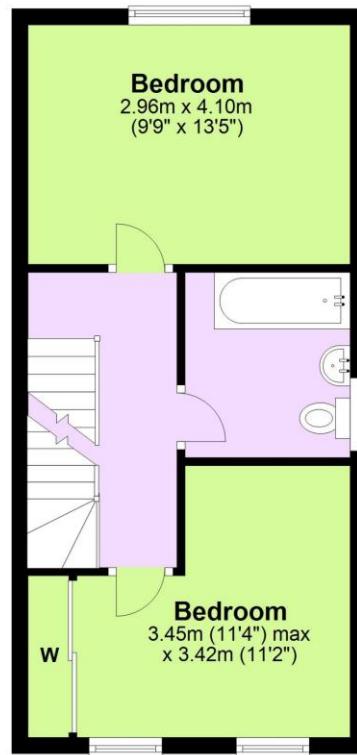
Local Authority - Hambleton District Council  
Tel: (01609) 779977

Council Tax Band - D





Ground Floor



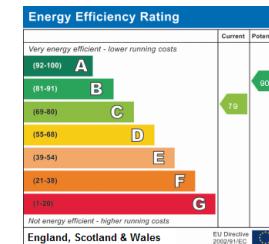
First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

Created especially for Norman F Brown by Vue3sixty Ltd



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