



## 26 JAVELIN WAY, BEDALE, DL8 2AX



Built in 2020, this two bedroom semi detached home, still feels like new with a modern and bright style perfect to move straight into. The property is located close to the Bedale town centre and a local park and green. The house benefits from a great layout including two double bedrooms plus an enclosed and private garden, gas fired heating, double glazing and two off street parking spaces.

**Guide Price £185,000**



## Description

Built by Persimmon homes in 2020, this two bedroom semi detached has a modern style and a great layout nestled away in a quiet corner close to the centre of this new development and the Bedale town centre itself.

The property opens into a hallway with stairs to the first floor and a downstairs WC off. On entering the sitting room there is a double glazed window to the front and a useful understairs storage cupboard and a door through to the dining kitchen. The dining kitchen has French doors opening out to the rear garden of the dining area and the kitchen itself has a range of wall and base units with a work surface over having a matching upstand and a stainless steel sink looking out to the garden. The kitchen has a built in four ring gas hob with an extractor hood over, an electric oven under and a stainless steel splash back behind. Included in the sale is a modern fridge freezer and a washing machine both purchased new 18 months ago

To the first floor the landing has access to the roof via a hatch and doors to the two double bedrooms and bathroom. Bedroom one is to the rear with an attractive outlook over the garden and Bedroom two to the front, again with an attractive outlook and a built in overstair cupboard for more storage. The house bathroom comprises of a white three-piece suite with a shower over and a glazed screen plus a pedestal mounted washbasin and a push flush WC.

Outside to the front is a tarmac driveway for parking two cars with gated access to the rear. The private rear garden is mainly lawned with a paved seating area off the French Doors from the kitchen and is fully enclosed with a fenced boundary.

### Agent Note:

There is a green community maintenance charge for looking after communal areas of the development. The current cost is £105.78 per annum.

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.



## Location

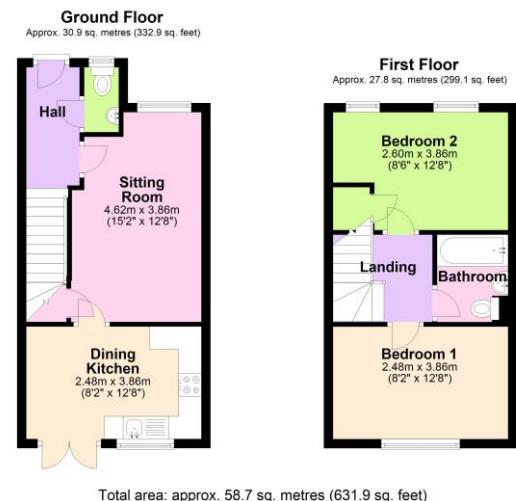
Bedale is a market town and civil parish in the district of Hambleton, North Yorkshire. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire 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 - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	97
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

