



## 42 BEDALE ROAD, AISKEW, BEDALE, DL8 1DD.

A superb extended three bed semi detached home with a great layout, characterful features and stunning garden. The property is located close to the Bedale town centre and is also ideally placed for Junction 51 of the A1(M). The property also benefits from off street parking, garage plus double glazing and a gas fired heating system.

£325,000

**NORMAN F.BROWN**  
Est. 1967

# 42 Bedale Road, Aiskew, Bedale, DL8 1DD.

£325,000

## Description

This character three bed semi detached house immediately gives a lovely, homely feel on entering the hallway with a picture rail giving a glimpse of the features within this lovely home.

The sitting room is a bright cosy room with a large double glazed bay window to the front and a living flame effect gas fire having a marble effect inset and hearth and wooden surround with a picture rail and ceiling rose providing more character. The dining room is to the rear with a double glazed sash style window looking out towards the garden and there is a cast iron ornamental fire with a wooden surround and granite hearth.

To the rear of the house is a dining kitchen which has a range of wall and base units with a work surface over having a tiled splashback. There are spaces for an electric or gas cooker with an extractor hood over, a dishwasher and a tall fridge freezer and there is room for a six person dining table and chairs plus a useful understairs cupboard providing useful storage.

Off the kitchen is a rear hall which has a downstairs WC and a utility room which has a work top with spaces under for a washing machine and tumble dryer. Off the rear hall is an entrance porch with space to hang coats and a door out to the gardens.

The first floor landing leads to the three bedrooms and the spacious house bathroom. Bedrooms one and two are both excellent doubles with bedroom to the front and bedroom two to the rear which also has a loft hatch with a drop down loft ladder up to the partially boarded loft which also has a light. Bedroom three is to the front and is an excellent single bedroom and is currently used as an at home office.

The house bathroom comprises of a white three piece suite including a panelled bath with a glazed shower screen and fixed and handheld shower heads. There is also a push flush WC, a pedestal mounted washbasin and an airing cupboard.



Outside to the front is a tarmac driveway providing off street parking leading to the detached garage which has an electric roller door, lighting and power points plus a window to the side and double timber doors opening to a further tarmac area to the rear for further off street parking. To the side of the garage is a discreet area for bin storage and gated access to the rear garden. The frontage is mainly gravelled with an inset mature tree and shrubs with pathways to the front door and to the gate.

To the rear the private and enclosed gardens provide something for everyone and start with a terracotta chipped seating area to the side of the house with a metal garden store (having power points) and a stepping stone path reveals the mature rear garden. The gardens have a lawned area next to a veg patch where there are raised beds, a potting shed and a greenhouse. There is a decked seating area overlooking a fishpond with another garden shed providing more storage and all enclosed by a hedged boundary.

#### **Agent Note:**

The land behind the property has planning permission for a care home to be built. If the build goes ahead, the area directly behind the property will be the car park for the home.

#### **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.

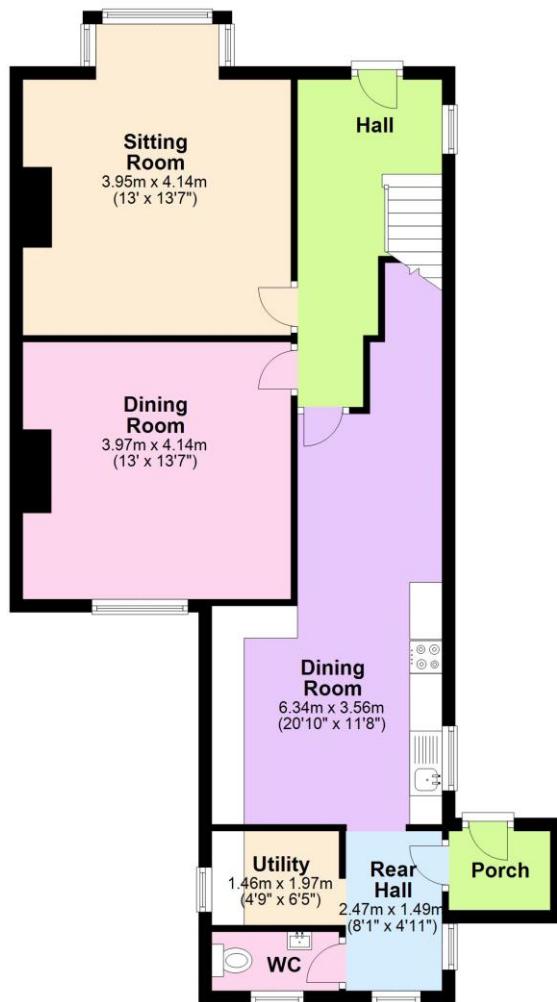
Local Authority - Hambleton District Council  
Tel: (01609) 779977

Council Tax Band - C



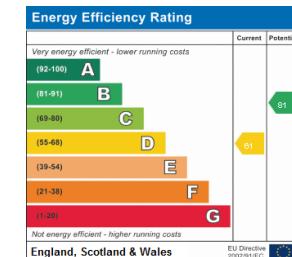
## Ground Floor

Approx. 77.1 sq. metres (829.6 sq. feet)



## First Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



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