



3 Hazel Court
Aiskew, Bedale, DL8 1UX

3 Hazel Court Aiskew Bedale DL8 1UX

GUIDE PRICE: £240,000

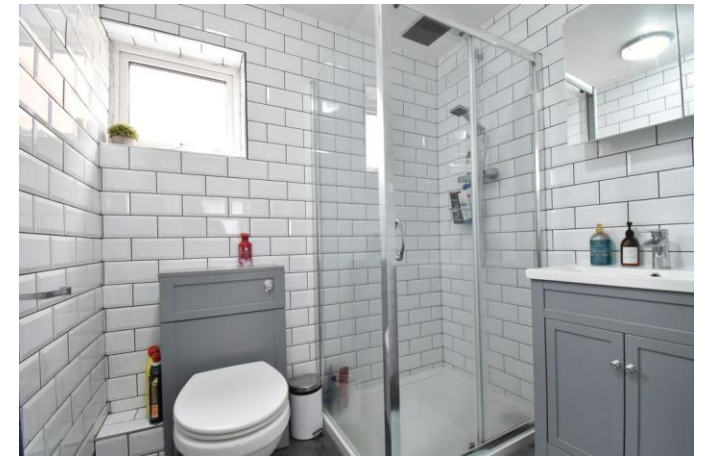
A well presented Four Bedroom link detached property located in a cul-de-sac location within walking distance of Bedale town centre. The property briefly comprises a breakfast kitchen, spacious living room, conservatory, downstairs WC, four bedrooms and a family bathroom. There is off street parking, a single garage and gardens to front and rear.

- Link Detached Property
- Four Bedrooms
- Walking Distance of Bedale Town Centre
- Cul-de-sac Location
- Garage and Off Street Parking

youngsRPS 

Northallerton 01609 773004





The property is accessed via a UPVC door into a hallway with stairs leading to the first floor and door to a useful downstairs WC. The breakfast kitchen comprises beech coloured wall and floor units with laminate worktops, eye level double oven, gas hob with extractor over, space for a dishwasher, tumble drier and plumbing for a washing machine. There is a breakfast bar perfect for entertaining as well as a useful under stairs larder cupboard. An opening from the kitchen leads to the living room with laminate flooring and sliding doors accessing the conservatory. To the first floor there are 4 bedrooms and a family bathroom which comprises a double shower enclosure, WC, wash hand basin and chrome towel radiator.

Externally, the front garden is mainly laid to lawn with mature trees. There is a driveway leading to garage with up and door, power, light and a pedestrian door to the rear garden. The enclosed rear garden is laid to lawn with raised borders and patio area.

LOCATION The market town of Bedale is known locally as "The Gateway to the Dales" as the last significant settlement before Leyburn. Bedale's bustling High Street is home to many independent businesses from butchers, artisan bakery's, greengrocers and larger chains and also available. There are ample facilities to make use of including sports clubs, restaurants,

pubs, leisure centre with swimming pool and a private railway which is run by a local group of enthusiasts.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Bedale is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES Mains electricity, water and drainage are connected.

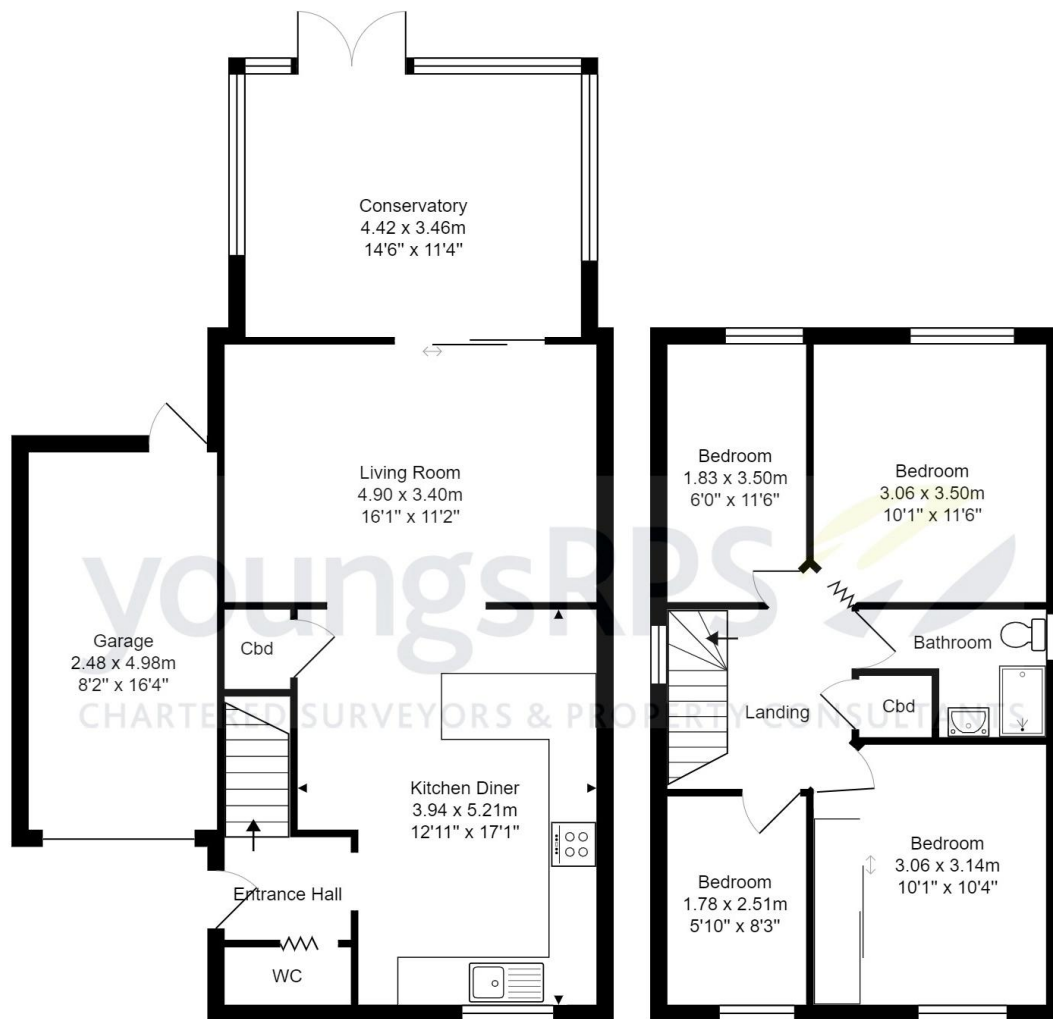
TENURE The property is of Freehold title.

CHARGES North Yorkshire Council Tax Band C.

VIEWINGS Strictly by appointment with the Agents. Call 01609 773004.

AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

NORTHALLERTON
 General: 01609 773004
 Land Agency: 01609 781234

northallerton@youngsrps.com

SEDGEFIELD
 General: 01740 617377
 Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE
 General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
 General: 01434 608980
 Land Agency: 01434 609000

hexham@youngsrps.com

DUMFRIES
 General: 01387 402277

dumfries@youngsrps.com