

STABLE COTTAGE

5C North End, Bedale, North Yorkshire, DL8 1AF

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



An attractive stone & brick built cottage in a quiet location on the north side of Bedale town centre.

Accommodation includes:-

- Ground Floor: Entrance hall, living room, kitchen & utility/ cloakroom/W.C.
- First Floor: Three double bedrooms, 1 with ensuite W.C. & House shower room.
- Patio area to front, garden to side & private parking.
- Gas central heating & double glazing throughout.

GUIDE PRICE

£295,000

SITUATION

Northallerton 8.5 miles, Leyburn 10 miles, Ripon 13 miles and Darlington 20 miles. Access to the A1 (M) at Leeming Bar Interchange is 2 miles. Train stations at Northallerton and Darlington provide main line access. Leeds Bradford & Newcastle airports are an hour's drive. (All distances are approximate).

The property is approached from the North End of Bedale Market Place and just after St Gregorys Church there is an access on the left hand side towards the Millings Care Home. Follow this road round to the right and Stable Cottage is the first property you come to with the gravelled parking area on the right hand side. There is also pedestrian access to the rear of the property from the town centre through the archway beside 17 North End (Skipton Building Society).

DESCRIPTION

The property comprises a spacious three bedroom cottage, built of stone and brick which has recently been upgraded with new kitchen, gas fired boiler, shower room, floor coverings and internal decoration throughout. It benefits from full gas fired central heating and upvc double glazed windows. Outside, there is private parking for two cars on the gravelled area, a patio area to the front and a garden to the side of the property with trees, shrubs and a garden shed.

Accommodation

The accommodation is arranged over two floors and comprises:-

Ground Floor

Entrance from side door into:- Hall

With smoke alarm and fitted carpet.

Living Room (5.19m x 4.94m)

With solid fuel open fire in stone surround, stone hearth and mantelpiece, 2 radiators, TV point, carbon monoxide alarm and fitted carpet.

Kitchen (4.65m x 3.38m)

With new fitted kitchen comprising light grey wall and floor units, marble effect worktops, stainless steel 1 ½ bowl sink and drainer, Lamona 4 ring ceramic hob, chimney extractor above, splashback and upstands, fully integrated Lamona double oven and microwave, integrated dishwasher panelled wall finish, radiator, laminate effect vinyl flooring, shelf above sink, downlights in ceiling, carbon monoxide alarm, consumer unit and electric meter in high level unit.



Rear Entrance Hall

With panelled wall finish, radiator and matching laminate effect vinyl flooring. Steps up to the rear external door.

Utility (2.24m x 2.03m)

With light grey base units with stainless steel sink and drainer, plumbing for washing machine and space for tumble dryer, W.C., radiator, Worcester gas boiler, cupboard below housing gas meter, downlights in ceiling and matching laminate effect vinyl.

Stairs leading up to the First Floor from the Hall

With fitted carpet and radiator.

Landing

With radiator, fitted carpet and smoke alarm.

Bedroom 1 (5.32m x 3.41m)

Double Bedroom with radiator, TV point, telephone point and fitted carpet.

Ensuite W.C.

With W.C., wash basin in vanity unit and tile effect vinyl flooring.

Bedroom 2 (4.12m x 3.22m)

Double bedroom with radiator, wash basin in vanity unit, shaving light, downlights in ceiling, loft hatch and fitted carpet.

Bedroom 3 (4.18m x 1.96m)

Small double bedroom with radiator, fitted cupboard with hanging rail and fitted carpet.

Shower Room (2.97m x 2.37m)

Large walk-in shower cubicle with Mira Coda dual head shower system and panel wall finish. W.C., wash basin in vanity unit in white, shaving light, radiator, globe ceiling light, extractor fan, linen cupboard with shelves and tile effect vinyl flooring.

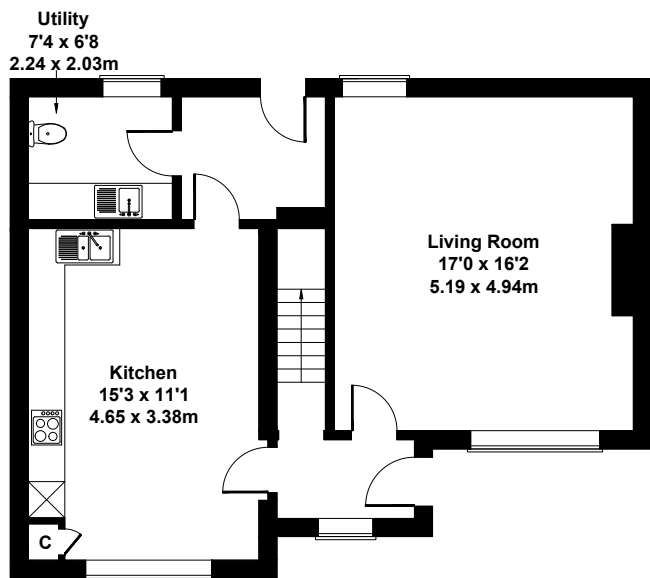




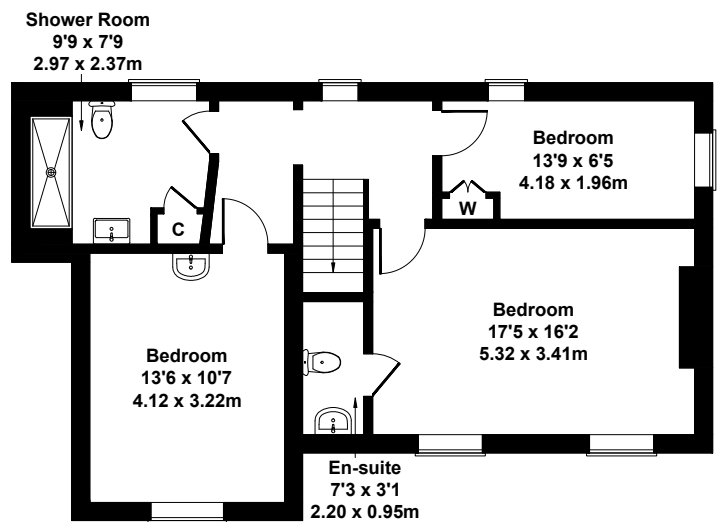
OUTSIDE

There is a gravelled car parking area to the side of the property providing private parking for two vehicles together with an area for the storage of bins. Adjacent to this there is a garden area with mature trees, shrubs and a useful timber garden shed. A pathway leads from the parking area to the side entrance door and there is an enclosed patio/seating area to the front.

FLOORPLANS



GROUND FLOOR



FIRST FLOOR



GENERAL REMARKS & STIPULATIONS

Services

Mains electricity, water and drainage. Mains gas fired central heating.

Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

Tenure

The property is offered for sale freehold with vacant possession upon completion.

Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Council Tax

The property falls into Band D for the purpose of Council Tax and is payable to North Yorkshire Council.

Energy Performance

EER: D:63 A copy of the full Energy Performance Certificate is available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John G Hills

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IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

