



## 2 ELM TREE LANE, AISKEW, BEDALE, DL8 1FL.

A superb two double bedroomed semi detached home located in a quiet residential area close to Bedale town centre. The property has a great layout including a dining kitchen with French doors opening into the rear garden and a cosy sitting room. This lovely home also has a tandem driveway providing parking for two cars, gas fired heating and double glazing and will suit a variety of different lifestyles.

£175,000







# 2 Elm Tree Lane,

Aiskew, Bedale, DL8 1FL.

£175,000

## Description

### Ground Floor

On entering this lovely home, the hallway opens into the cosy sitting room with a double glazed window to the front, door through to the dining kitchen, a radiator and a TV point for a wall mounted television. The kitchen itself has a matching range of white modern wall and base units with an integrated fridge freezer, washing machine, dishwasher, electric oven, a four ring gas hob with a stainless steel splashback and an extractor hood over. There is also a useful downstairs w.c nestled away under the stairs and the dining area has French doors opening out into the enclosed rear garden.

The house bathroom has a white three piece suite, including a panelled bath with a mixer tap and shower over, a pedestal mounted wash basin, a low level WC and a radiator. There is also an extractor fan and mainly tiled walls.

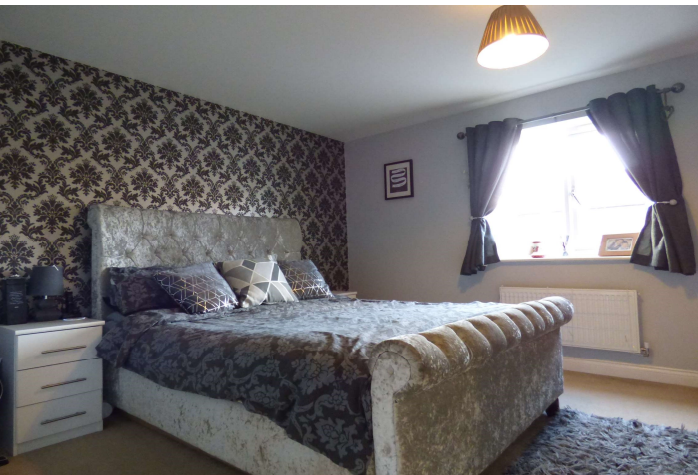
### Outside

To the front of the property there is an open lawned garden with paved path to the side leading to the gated access into the rear garden with a tandem driveway providing off street parking for two cars beyond. The rear garden is mainly lawned with artificial turf and there is also a paved seating area, garden shed and all enclosed by a fenced boundary.



### First Floor

To the first floor there is a central landing with access to the loft space and a double glazed window to the side. Bedroom one is an excellent double bedroom with a double glazed window to the rear, a built-in wardrobe having mirror fronted sliding doors plus a tv point for a wall mounted television. Bedroom two which is also a good sized double bedroom has two double glazed windows to the front and a useful built in overstairs airing cupboard.



## 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 providing easy 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.

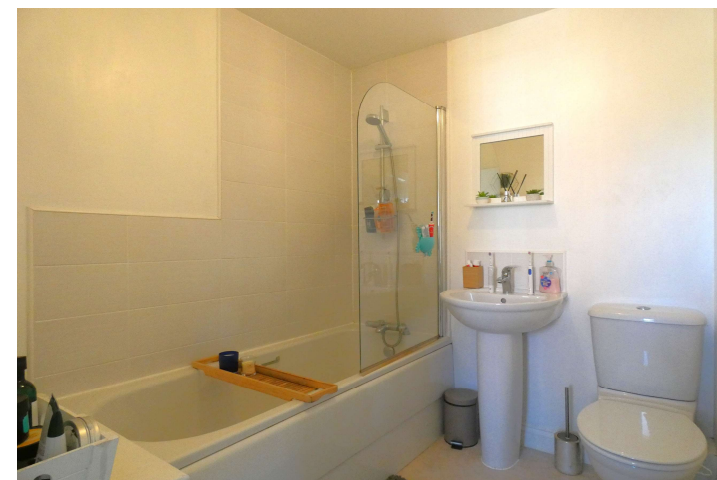
## GENERAL INFORMATION

Viewing - by appointment with Norman F. Brown.

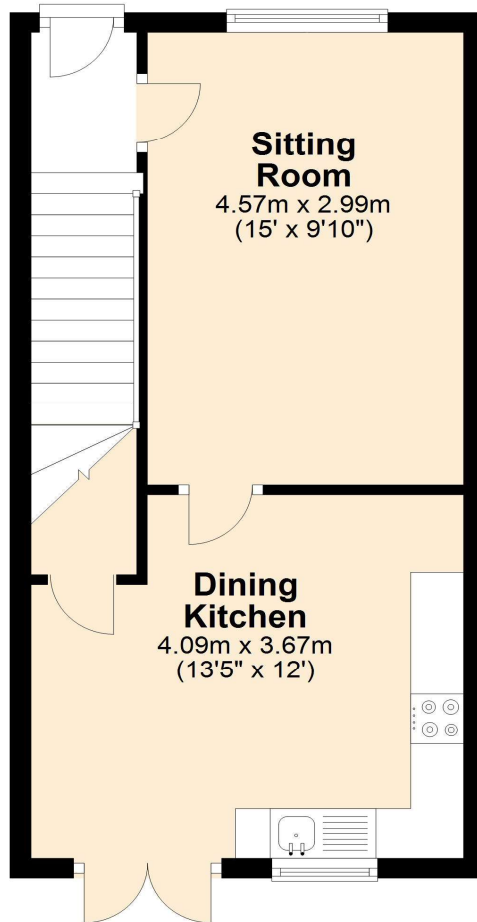
Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

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

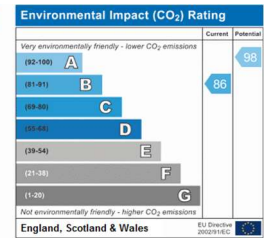
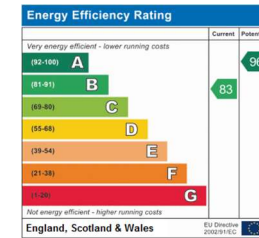
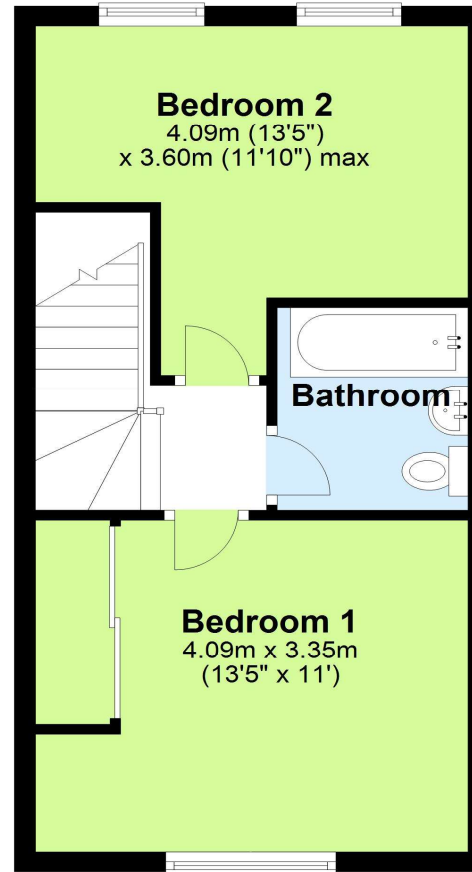
Council Tax Band - C



## Ground Floor



## First Floor



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