



youngsRPS  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS  
**FOR SALE**  
www.youngsrps.com 01609 773 004

**2 Elm Tree Lane**  
Aiskew, Bedale, DL8 1FL

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**2 Elm Tree Lane**

**Aiskew**

**Bedale**

**DL8 1FL**

**Guide Price: £170,000**

A spacious two bedroom semi detached home benefitting from modern interiors, a private garden and parking for two vehicles to the rear. The property is located within a popular residential area in Aiskew, Bedale.

- Two Bedroom Semi Detached Home
- Modern Interiors
- Private Rear Garden
- Off Street Parking for Two Vehicles



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Youngs - Northallerton 01609 773004



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Accessed via a wooden door into a carpeted hall way with stairs rising to the first floor and a door leading to:

#### LIVING ROOM

15' 1" x 9' 9" (4.60m x 2.99m) A well proportioned room with window to the front, carpeted flooring and a door leading to:

#### KITCHEN/DINER

13' 6" x 12' 0" (4.12m x 3.66m) A modern kitchen fitted with a range of white gloss wall and floor units with marble effect laminate work surface and an inset 1 1/2 bowl stainless steel sink. Appliances include a built in fridge freezer, washing machine, dishwasher, oven and gas hob with extractor over. There is a cupboard housing the gas boiler, space for a dining table, double doors to the garden and an under stairs cupboard.

### FIRST FLOOR

#### LANDING

A carpeted landing with stairs rising from the ground floor,

window to the side and access to all upstairs rooms.

#### BEDROOM 1

13' 6" x 10' 11" (4.12m x 3.35m) A spacious double bedroom with carpeted floor, window to the rear and a modern built in wardrobes with mirror door. There is also a built in chest of drawers.

#### BATHROOM

Featuring a white suite comprising a close coupled WC, pedestal wash hand basin and bath with shower over. There is a lino floor, part tiled walls and a radiator.

#### BEDROOM 2

13' 6" (max) x 8' 11" (4.12m x 2.74m) Another double bedroom with carpeted floors and two windows to the front. There is an over stairs storage cupboard and ample space for wardrobes and bedroom furniture.

#### OUTSIDE

Front - There is a footpath leading from the pavement to the front door, a small grassed area and a flowerbed.

Rear - The rear garden is laid mainly to lawn with a patio adjacent to the doors leading from the kitchen. There is a garden shed and a wooden fence boundary to three sides. A

pedestrian gate gives external access down the side of the property to the front.

#### SERVICES

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

#### VIEWINGS

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

#### CHARGES

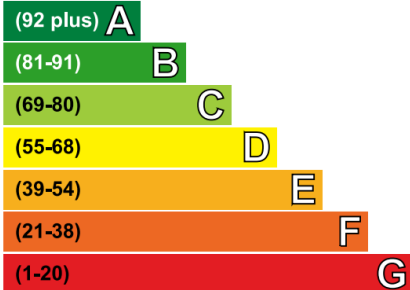
Hambleton District Council Tax Band C.

#### 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.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
83	96



Ground Floor

First Floor

All measurements are approximate and for display purposes only.

**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 the 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.



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