



## 12 BEDALE ROAD, BURNESTON, BEDALE, DL8 2HS.

A spacious three bedroomed semi detached home offering the perfect opportunity for a buyer to put their own stamp on a lovely home. The property has a great layout including three excellent bedrooms, large sitting room and dining kitchen opening out into the rear garden. Other benefits include oil fired heating, off road parking and a large garage.

£210,000







# 12 Bedale Road,

Burneston, Bedale, DL8 2HS.

£210,000

## Description

### Ground Floor

On entering the property there is an entrance porch with stairs leading to the first floor and a door opening into the lovely bright sitting room which has secondary double glazed windows to the front and rear, understairs storage, an electric fire set onto a marble effect inset and hearth with a wooden surround and there is a door opening into the dining kitchen.

The kitchen has a range of wall and base units with a work surface over with tiled splashbacks, space for a washing machine, built-in 4 ring electric hob with extractor hood over and electric oven under. There is a one and half bowl stainless steel sink with mixer tap, a secondary double glazed window looking out over the rear garden and a door out to the garden. The dining area has a step down and has a radiator, secondary double glazed window to the front and parquet style flooring.



### First Floor

There is a central landing which has an airing cupboard as well as large storage cupboard, access to the loft space and doors to all bedrooms and the bathroom. All three bedrooms are good sized double and all have secondary double glazed windows.

Bedroom two to the rear of the house has a range of built-in wardrobes with a mix of hanging space and shelving. The bathroom has a panelled bath with a mixer tap and an electric shower over, pedestal mounted washbasin with mixer tap and tiles splashback, low level WC, secondary frosted double glazed window to the rear and a radiator.

### Outside

To the front there is a block paved driveway providing parking for two cars and leads to a detached garage with a path leading down the side to the rear garden, there is also lawned frontage with a corner flower bed with a range of flowers and shrubs.

The rear garden has an excellent paved patio area with a raised lawned garden with attractive stone retaining wall with steps up to the lawn. The lawn has mature planted borders with a range of shrubs and the useful benefits are a garden shed and outside tap and the oil tank.

There is a door from the garden to a boiler room, where there is a connection for a washing machine, light and power points and the floor mounted oil fired boiler, a window to the rear and a door through to the garage. The garage has an up and over door, window to the side, range of wall mounted shelving, light and power points and there is also a loft hatch to a part-boarded loft with light.

### **Location**

Burneston is a village and civil parish in the Hambleton district of North Yorkshire and is close to the A1M and is about 4 miles south-east of Bedale. The village has a public house, The Woodman Inn and, Nursery providing pre-school & day care, Burneston CE (Voluntary Aided) Primary School and Secondary education can be found at Bedale High School. The village church is dedicated to St Lambert, it was built in three stages between 1395 and 1550 and is a Grade I listed building.

### **GENERAL INFORMATION**

Viewing - by appointment with Norman F. Brown.

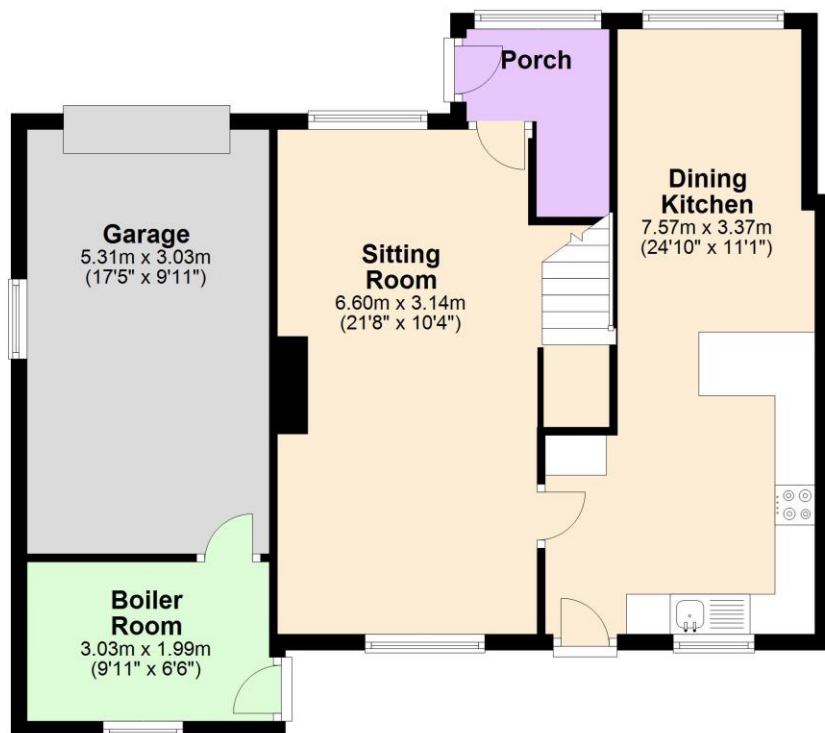
Local Authority - Hambleton District Council  
Tel: (01609) 779977

Council Tax Band - D

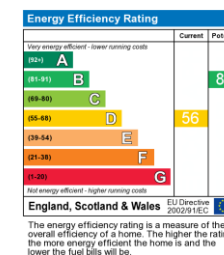
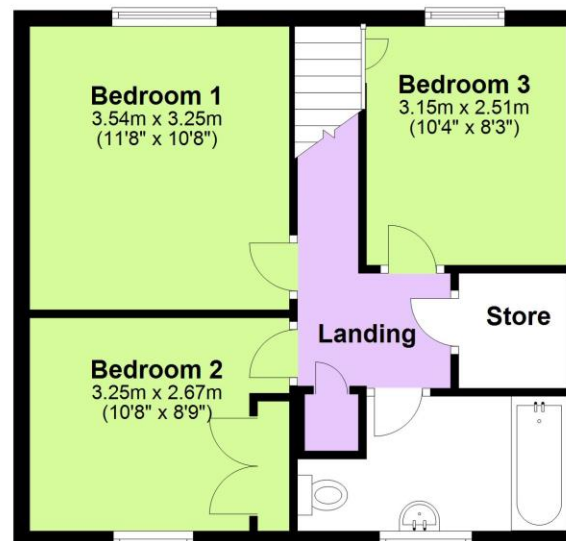
Property Reference – 40/64



## Ground Floor



## First Floor



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