

NUHOLME, BLIND LANE, AISKEW
BEDALE DL8 1BW



**AN ATTRACTIVELY PRESENTED, WELL LAID OUT AND SPACIOUS 2-
BEDROOMED BUNGALOW RESIDENCE ON
ATTRACTIVE GOOD SIZED PLOT**

- UPVC Sealed Unit Double Glazed
- Gas Fired Central Heating
- Concrete Hardstanding for up to 3 Vehicles
- Attractive Gardens to Three Sides
- Within Walking Distance of the Town Centre
- Scope to extend subject to purchaser's requirements and necessary planning permissions

OFFERS IN THE REGION OF £180,000
OFFERED CHAIN FREE/AVAILABLE FOR EARLY COMPLETION

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SITUATION

Northallerton	6 ½ miles	Bedale	1 mile
Darlington	16 miles	A.1	1 ½ miles
Richmond	8 miles		

(All distances are approximate)

The property is conveniently situated in relation to the local market towns of Northallerton, Bedale and Richmond. It is within easy reach of the A.1 trunk road providing good access to routes north and south bringing Teesside, Tyneside, Leeds and West Yorkshire within West Yorkshire within 45 minutes commuting distance and providing good links into the main arterial road networks of the UK. The local town of Bedale is within a mile walk and has the benefit of Public Houses, High Street shopping, weekly market, Schools and Health Care. Additionally the nearby market towns of Northallerton, Richmond and Darlington provide a full and comprehensive range of educational, recreational and medical facilities.

AMENITIES

Shopping - market town shopping is available at Bedale, Northallerton, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all reasonably accessible.

Schools - the area is well served by good state and independent schools. Primary Schools at Leeming Bar and Bedale. Comprehensive Schools at Bedale, Northallerton, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth, Teesside High, Yarm, Ampleforth and Baldersby.

Shooting & Fishing – The property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and the North Yorkshire Dales and close to local rivers and ponds.

Racing - Catterick, Ripon, Thirsk, York, Sedgefield, Redcar, Beverley, Doncaster and Newcastle.

Golf – Bedale, Romanby (Northallerton), Thirsk, Darlington, Richmond and Catterick.

Walking – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

Leisure Centres – Bedale, Northallerton, Richmond, Darlington and Scotch Corner.

Communications – The A.1 trunk road is close by providing access north and south and commuting onto the A.66. Main line train stations at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of some 2 ½ hours approximately. Additionally via the Transpennine Line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley (30 minutes), Newcastle and Leeds / Bradford.

DESCRIPTION

The property comprises a brick built with clay tiled roof, 2 bedroomed detached bungalow residence situated on good sized plot and enjoying concrete driveway and hard standing for up to 3 vehicles and giving access to a detached garage. To the front of the property are deep shrubbed border and front garden filled with roses whilst to the side is a lawned garden area with inset shrubberies. Archway gives access to the rear garden which stretches across the whole of the back of the property and enjoys an attractive flagged patio area opening out onto lawned gardens with deep shrubbed borders and a separate vegetable garden and water feature. There is space for greenhouse.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and combination gas fired central heating boiler. The property is well laid out and spacious in its current arrangement but has tremendous scope for extension subject to Purchasers requirements and the necessary planning permissions.

The property is offered chain free and available for early completion. Early inspection is recommended.

ACCOMMODATION

Entrance

UPVC sealed unit double glazed front door with central etched panel and etched glass and light to side leading to:

Entrance Hall

17' 7" x 4' 3" (5.36m x 1.30m) max. 2 x ceiling light points, radiator, telephone point, built in cloaks cupboard with inset radiator, useful shelves and hanging, light point and former airing cupboard to side. Attic access with pull down loft ladder.

Sitting Room

12' 1" x 13' 4" (3.69m x 4.06m) with feature tiled fireplace, mantle shelf and hearth, former open grate, coved cornice ceiling, ceiling light point, double radiator, television point.

Bedroom 1

12' 1" x 11' 1" (3.69m x 3.38m) with ceiling light point and radiator.

Bedroom 2/Dining Room

10' 1" x 11' 1" (3.08m x 3.38m) with ceiling light point and double radiator, French door to:

Rear Conservatory

9' 1" x 8' 3" (2.77m x 2.52m). Brick base with natural stone window ledges, glazed to three sides with thermalactic ceiling, wall mounted double radiator, wall mounted light point. Power point and television point. French door out to rear patio and gardens.

Bathroom

5' 5" x 6' 2" (1.65m x 1.88m) with fully tiled walls, cast bath with Mira main shower over, matching pedestal wash basin and WC. Radiator, ceiling light point, wall mounted bathroom cabinet, tiled floor.

Kitchen

13' 4" x 10' 1" (4.06m x 3.08m) with base units, modern wall cupboard. Base unit has inset single bowl, single drainer, sink unit, space and plumbing for auto wash, space for fridge, space and point for electric cooker, Belling brushed steel extractor hood over. Fitted kitchen cabinet with drop down dining table, built in shelved cloaks cupboard with internal shelved storage.

Attic

The attic is boarded and is currently used for storage but could offer potential for additional extension subject to Purchasers requirements and the necessary Planning Permissions or Building Regulations. It also includes a Baxi wall mounted combination gas fired central heating boiler.

OUTSIDE

Garage

8' 9" x 12' 8" (2.66m x 3.86m) of wooden construction with wooden pitched roof and corrugated sheeting. Concrete floor with the benefit of light and power.

Former Coal House

2' 7" x 4' 3" (0.79m x 1.30m) with internal shelving.

Outside tap.

GARDENS

To the front of the property are deep shrubbed border and front garden filled with roses whilst to the side is a lawned garden area with inset shrubberies. Archway gives access to the rear garden which stretches across the whole of the back of the property and enjoys an attractive flagged patio area opening out onto lawned gardens with deep shrubbed borders and a separate vegetable garden and water feature. The greenhouse is remaining with the property.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains Water, Electricity, Gas and Drainage.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire. Tel: (01609) 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is C. The current charge is £1238.02.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	59
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.