



90 SOUTH END
Bedale



GSC GRAYS

PROPERTY • ESTATES • LAND

90 SOUTH END

Bedale, North Yorkshire, DL8 2DS

An attractive, semi-detached family home, situated on the edge of the popular market town of Bedale.

ACCOMMODATION

The property offers spacious and well presented accommodation with characterful features throughout including; picture rails, coving, sash windows, traditional fireplaces and a bay window to name a few. There is a spacious living room and substantial kitchen, which leads to a dining area overlooking the lovely gardens. To the ground floor, there is also a traditional style hallway and a ground floor WC.

To the first floor there are three double bedrooms, as well as a useful study and a spacious house bathroom. The property also benefits from a loft conversion which has created a fourth bedroom.

Externally, the property has a generous garden to the front and rear, with various seating areas, as well as ample private parking and a timber garage.



15 High Street, Leyburn, North Yorkshire, DL8 5AQ

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

The market town of Bedale offers a good range of amenities, including a wide variety of independent and national shops, several public houses, restaurants, GP practice, sports clubs and supermarket. There are also various schooling options at nursery, primary and secondary levels, as well as private education facilities available in the area. The property is ideally located with great access links to both the A1 (M) and A19 for commuting across the region and mainline railway station at Northallerton.





Accommodation Comprises: Ground Floor

The front door leads into the entrance porch with a stained glass window and door into the hallway. The hallway has timber flooring, a traditional spindle staircase leading to the first floor, understairs storage cupboard and WC, coving detail and doors leading to the kitchen and living room. The living room has a bay window to the front, a gas effect log burning stove, an opening into the sitting room/ dining room with a fitted cupboard which houses the boiler, alcoves and patio doors to the rear garden.

The kitchen has a good range of wall and base units with wood effect frontage and granite worksurfaces, a ceramic sink with mixer tap and drainer, space for a washing machine, range cooker, with extractor fan above, fridge/ freezer, integrated dishwasher, tiled flooring, pantry cupboard and a dining area with patio doors to the garden.



First Floor

The first floor has a half landing, with stairs to the principal bedroom and up to the main landing. The principal bedroom has several windows to the rear, as well as a vaulted ceiling and partially glazed roof, wooden flooring and exposed beams. The second and third bedrooms are both good sized doubles, with cast iron feature fireplaces and sash windows. The house bathroom benefits from a freestanding contemporary bath, double step in shower, WC and wash hand basin, stone flooring and a sash window to the side.

There is a study with a sash window to the front and a staircase leading to the second floor bedroom.

Second Floor

There is a double bedroom with Velux windows, eaves storage and some restricted head height.

Externally

The property is approached by a gravel driveway with private parking for several vehicles and double gates which lead into the rear garden providing access to the concrete garage, with timber cladding.. To the front of the property there are hedged and fenced boundaries and well stocked flower beds. To the rear of the property there is a substantial lawned garden with a variety of flower beds and borders, a large stone paved patio seating area, perfect for alfresco dining. The rear garden also has fenced and hedged boundaries and a mature tree within the garden.

Garage

With an up and over door, as well as a pedestrian access door to a separate storage area, light and power connected.

Services and Other Information

The property is served by gas fired central heating, mains gas, electric, water and drainage are connected.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority and Council Tax

Hambleton: Tel 01609 779977

The property is banded B

Particulars and Photographs

The particulars were written and the photographs taken in March 2023.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

