



# 25 STAPLETON CLOSE

Bedale, DL8 2UA



**GSC GRAYS**

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A centrally positioned, two bedroom semi-detached home, occupying a corner plot with garden and private parking.

The property offers nicely proportioned accommodation, with a sitting room, kitchen with wood effect units and the addition of a conservatory, which makes an ideal dining area overlooking the private rear garden.

To the first floor, there are two bedrooms, including a principal bedroom with fitted wardrobes and a contemporary bathroom. There is also a low maintenance garden to the rear, with stone paved and decked seating areas and a lawn.



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### 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

A porch with cloaks hanging space leads into the living room, with stairs to the first floor, feature fireplace, window to the front and a door leading into the kitchen.

The kitchen has wall and base units with wood effect frontage and granite effect work surfaces, integral ceramic hob, fan oven and stainless steel sink, space for free standing fridge freezer and washing machine. There is a door and window into the conservatory, currently used as a dining area, with double doors leading out to the rear garden.

### First Floor

The landing provides access to the two bedrooms, house bathroom and the loft. The principal bedroom is a good sized double with a window to the front, fitted wardrobes and corning detail. The second bedroom is a single with a window overlooking the rear garden and a storage cupboard.

The house bathroom has a neutral suite with shower above, vanity basin, WC, heated towel rail, extractor fan and a frosted glazed window to the rear.

### Externally

The property is approached by a driveway providing parking for two/three vehicles. To the front of the property, there is a low maintenance shale garden with a mature tree. A pedestrian gate leads to the rear garden, which has a stone paved patio and a decked seating area, as well as a lawn. There are fenced boundaries, a substantial timber storage shed and a mature tree.

### Tenure

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

### Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

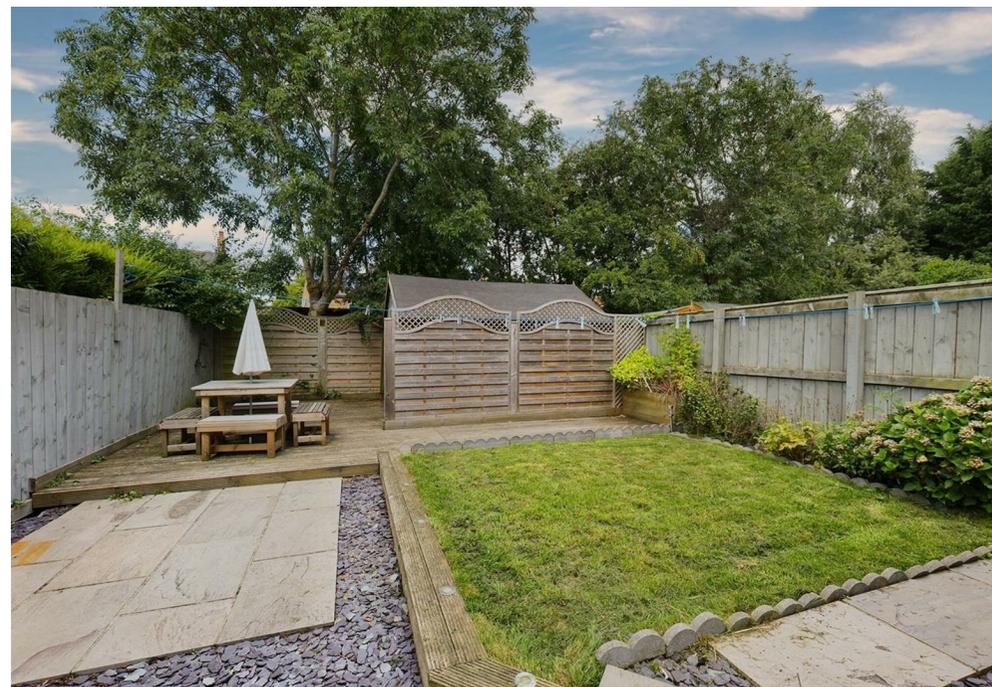
The property is banded B.

### Services and Other Information

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

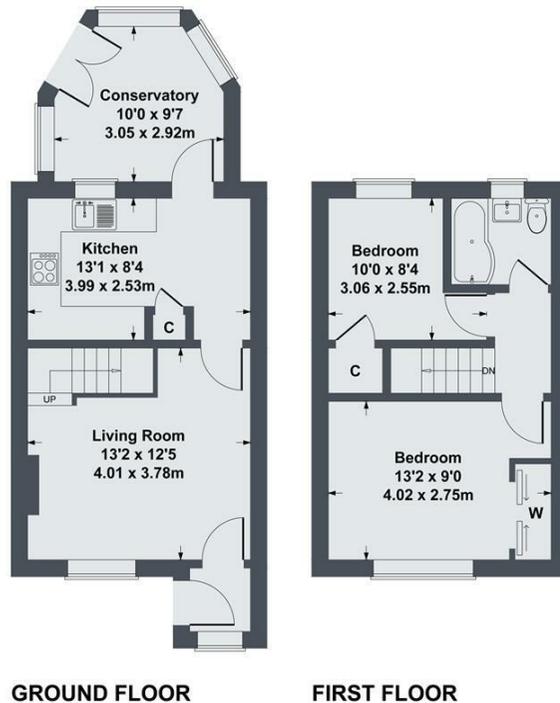
### Particulars & Photographs

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



## 25 Stapleton Close, Bedale

Approximate Gross Internal Area  
667 sq ft - 62 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

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