



30 South End

Bedale, DL8 2BN

Offers in the region of £395,000

House - Semi-Detached 4 Bedroom/s 2 Bathroom/s A superb semi detached period family property providing beautifully presented and extended living accommodation. The property has been refurbished to a high specification and benefits from upvc double glazing, gas fired central heating and retaining a number of period style features. The accommodation includes a wonderful reception hall, spacious living room, dining room / family room with multi fuel burner and an open plan feel through to the large kitchen / dining room. The kitchen has integrated appliances including oven, hob and dishwasher. There is a separate utility room and a refurbished shower room / wc. To the first floor there is a master bedroom with a good range of fitted wardrobes, two further bedrooms and a refurbished family shower room / wc. On the second floor there is a large attic room which is currently used as a double bedroom. Externally there is a large private south west facing garden with patio and lawn.

















- Superb semi detached period property with large south west facing rear garden
- Refurbished to a high specification and retaining many period style features
- · Ground floor and first floor shower rooms
- · Gas fired central heating and double glazing
- Planning permission granded for further ground floor extension
- Beautifully presented and extended living accommodation
- Two reception rooms and a large kitchen / dining room plus utility room
- Three bedrooms and a large attic room
- Large south west facing rear garden and patio
- · Easy access to Bedale town centre

GENERAL INFORMATION

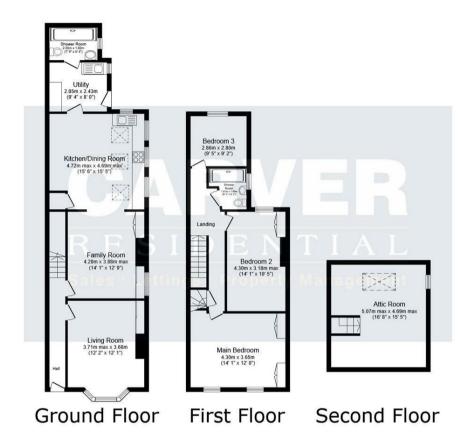
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band D

Planning permission granted for further ground floor extension -Ref ZB23/01459/FUL



Energy Efficiency Rating 85 **England & Wales** 2002/91/EC

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14 Duke Street, Darlington

Co Durham, DL3 7AA

01325 357807

sales@carvergroup.co.uk



43 Dalton Way, Newton Aycliffe

aycliffe@carvergroup.co.uk

41 Market Place, Richmond North Yorkshire, DL10 4QL 01748 825317 richmond@carvergroup.co.uk

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Co Durham DL5 4DJ 01325 320676

North Yorkshire DL7 8LW 01609 777710 northallerton@carvergroup.co.uk