



3 Bedrooms

James Winn Estate Agents are proud to offer for sale this immaculate three-bedroom semi-detached home, situated within the highly sought-after Beaumont Gate development in Aiskew. Beautifully presented throughout, the property offers stylish and contemporary accommodation, perfectly suited to modern family living.

The current owners have thoughtfully enhanced the home with a range of quality upgrades, including premium Moduleo luxury vinyl tile flooring throughout the ground floor, creating a seamless and elegant finish. Further improvements include newly fitted chrome sockets and switches throughout, adding a sleek and modern touch to every room.

Externally, the property boasts a newly landscaped rear garden, thoughtfully designed to provide an attractive, low-maintenance space ideal for both relaxing and entertaining.

Conveniently located within easy reach of Bedale town centre, local schools, everyday amenities and excellent transport links, this superb home is ready to move straight into and enjoy from day one.

Council Tax Band- C
EPC rating- B

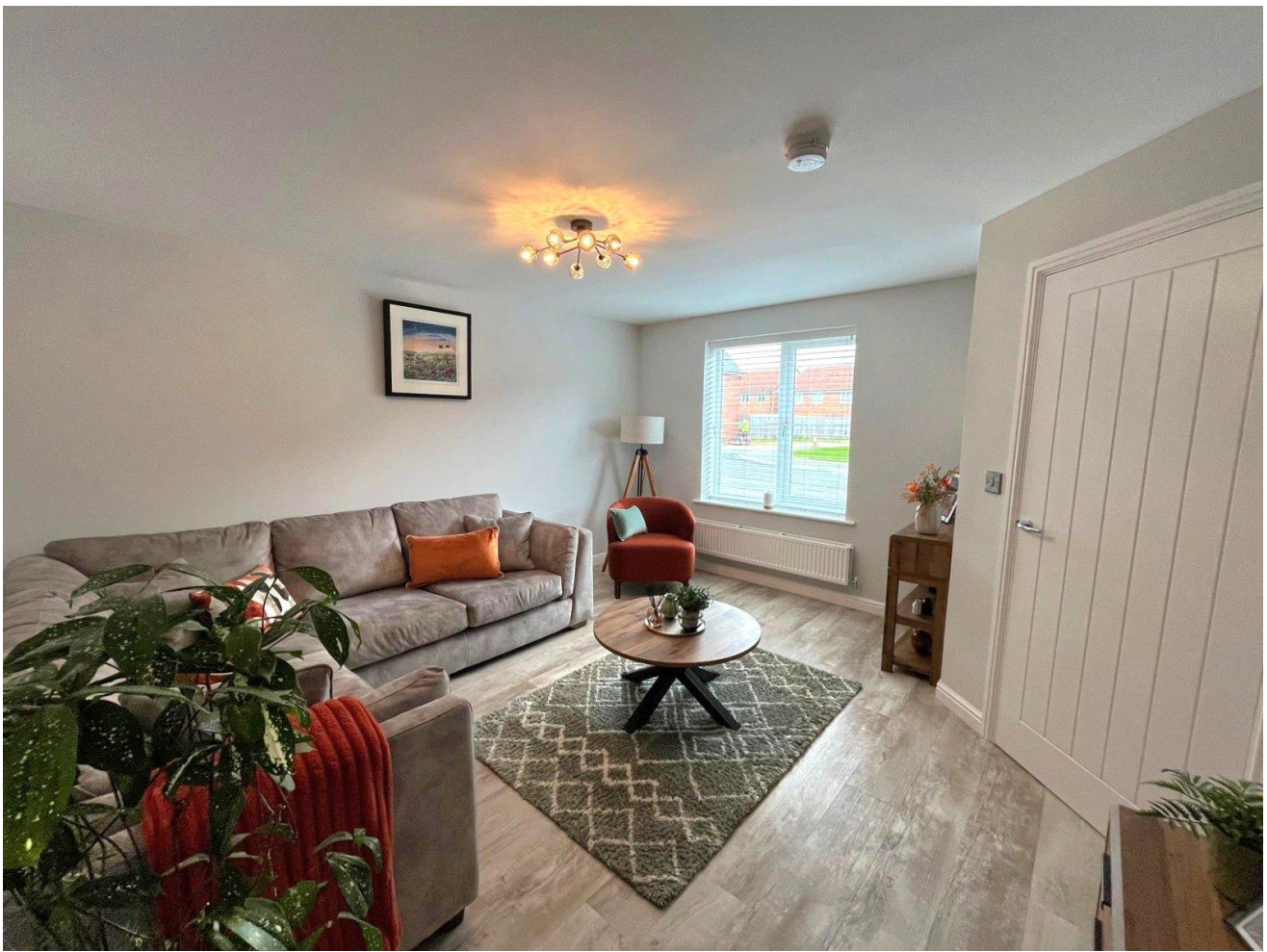
Robin Way

Northallerton, North Yorkshire, DL8

Asking Price:

£265,000

EPC Rating: B



Situation:

Robin Way, Aiskew, Bedale, DL8 1FY is a relatively new-build residential area within the Beaumont Gate development in Aiskew, on the edge of Bedale. The Robin Way development was largely completed in 2021–2022 and consists mainly of semi-detached and detached family homes.

Bedale town centre is within easy reach, offering supermarkets, pharmacies, banks, cafés, pubs, and everyday services. Close to Bedale High School and Mowbray School.

Local bus services are within walking distance, with Northallerton railway station about 6 miles (10 km) away and convenient access to the A1(M).

Directions:

From market Place head east towards Aiskew via Bridge Street/Aiskew Bank. Continue through Aiskew on Bedale Road. Pass the newer Beaumont Gate housing development on your left. Turn left into the development and follow the signs to Robin Way.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Entrance Hall:

1.98 x 1.94

Composite entrance door, built-in welcome mat, built-in comms cupboard, Moduleo LVT flooring, spotlights.

Living Room:

4.25 x 4.02

Double-glazed window, Moduleo LVT flooring, radiator, carpet.

Kitchen/Diner:

5.05 x 2.84

Double-glazed window and French doors to rear garden, full range of base and wall units, newly fitted glass splashbacks, double electric oven, gas hob, extractor, integrated fridge/freezer, stainless steel sink unit, Moduleo LVT flooring, radiator, spotlights.

Internal Passageway:

1.70 x 1.58

Leading to Cloakroom, large under stair storage cupboard, open through to kitchen/diner.

Cloakroom:

2.20 x 1.49

Moduleo LVT flooring, hand basin, w/c, large fitted vanity unit, radiator, spotlights.

First Floor

Landing:

2.53 x 1.25

Loft entrance with ladder, part boarded, radiator, carpet.

Master Bedroom:

3.39 x 3.52

Double-glazed window, range of fitted wardrobes, radiator, carpet.

Ensuite Shower room:

1.75 x 1.63

Double-glazed window, corner shower cubicle with bar shower, tiled shower area, tiled flooring, wall hung hand basin, w/c, chrome ladder towel warmer, extractor, spotlights.

Bedroom 2:

2.81 x 3.45

Double-glazed window, range of fitted wardrobes, radiator, carpet.

Bedroom 3:

3.88 x 2.16

Double-glazed window, radiator, carpet.

Bathroom:

2.13 x 1.92

Panelled bath with screen and bar shower, wall hung hand basin, w/c, part tiled walls, tiled flooring, tall chrome ladder towel warmer, extractor, spotlights.

External

Front:

Block paved double width driveway, gravelled area.

Side:

Gate with access to rear garden.

Rear:

Newly landscaped, paved patio area, gravelled sitting area with Pergola, lawn, newly fitted privacy fencing, shed.



Mortgage & Financial Services:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains gas, electricity, water, and drainage.

MAINTENANCE / SERVICE CHARGE: £110 per year

WATER METER: Yes

PARKING ARRANGEMENTS: Double Driveway

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

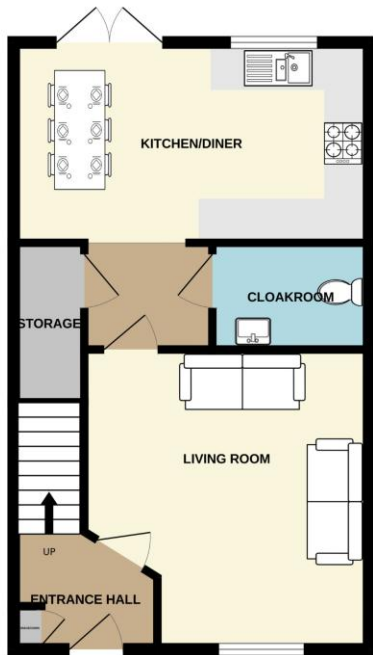
MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

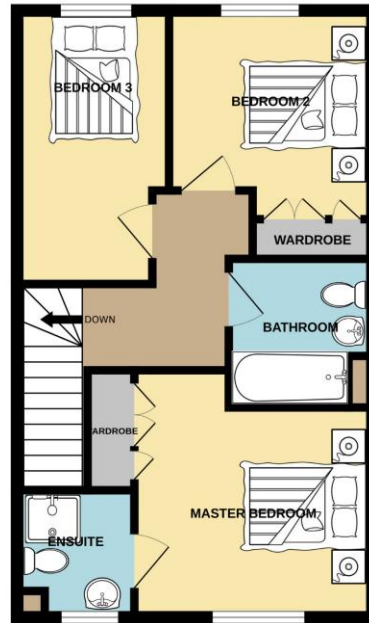
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract