



James Winn are delighted to present for sale this beautifully presented three-bedroom semi-detached property. Throughout, the property comprises of modern finishes and decorative wall panelling throughout. The ground floor offers a welcoming entrance hallway leading to a bright living room, a convenient downstairs WC, and an integrated kitchen/diner with access to the private rear gardens.

Upstairs, the master bedroom benefits from its own en-suite shower room, alongside two further well-proportioned bedrooms and a contemporary family bathroom. Ideal for first-time buyers or growing families, viewing is highly recommended.

Bullfinch Way

Aiskew, Bedale, DL8

Offers Over:

£250,000

EPC Rating: B
Council Tax: B



Entrance Hall:

1.69 x 2.0

Entered via a UPVC front door, featuring carpeted flooring, decorative wall panelling, and a slimline storage cupboard housing utility meters. Carpeted stairs lead to the first floor, with access through to the living room.

Living Room:

4.25 x 3.97

A bright reception room with carpeted flooring, full-height decorative wall panelling, a large double-glazed window, and a radiator. Leads directly through to the kitchen.



Kitchen:

5.03 x 2.85

Finished with laminate flooring, a double-glazed window and a UPVC door leading out to the rear garden. Fitted with a range of units incorporating a stainless steel sink, electric oven, gas hob, integrated slimline dishwasher and built-in washing machine. Includes a radiator and a generous under-stairs storage cupboard.



Downstairs WC:

2.21 x 1.49

A spacious cloakroom with laminate flooring, WC, hand basin and radiator.

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



Landing:
3.07 x 1.1

Carpeted landing with decorative wall panelling, radiator, and access to all three bedrooms and the family bathroom.

Master Bedroom:
3.37 x 2.97

A well-proportioned principle bedroom featuring carpeted flooring, a panelled accent wall, radiator and a double glazed window. Access through to en-suite shower room.



En-suite Shower Room:
1.72 x 1.61

Fitted with a walk-in shower cubicle featuring a bar shower and sliding glass doors, WC, hand basin, radiator and double-glazed window.

Bathroom:
1.99 x 2.0

Finished with laminate flooring, fitted with a three-piece suite comprising a panelled bathtub, WC and hand basin.

Bedroom Two:
3.33 x 2.80

A double bedroom with carpeted flooring, a panelled accent wall, radiator and a double glazed window.



Bedroom Three:
3.87 x 2.15

A versatile third bedroom or home office with carpeted flooring, panelled accent wall, radiator and double-glazed window.

Front Aspect:

The property benefits from an attractive front aspect, with side access to rear garden, and off-street driveway parking for two vehicles.



Rear Aspect:

Externally, the property benefits from a fully closed, private rear garden designed for low-maintenance outdoor living. Immediately adjoining the house is a spacious patio area, leading onto a neatly maintained lawn. The garden also features a raised timber decking area, and a large wooden garden shed for storage, with timber fence boundaries all round.

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 provided electricity, water, gas and drainage.

MAINTENANCE / SERVICE CHARGE: No

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway off-street parking for two cars.

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: No

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.

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. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned

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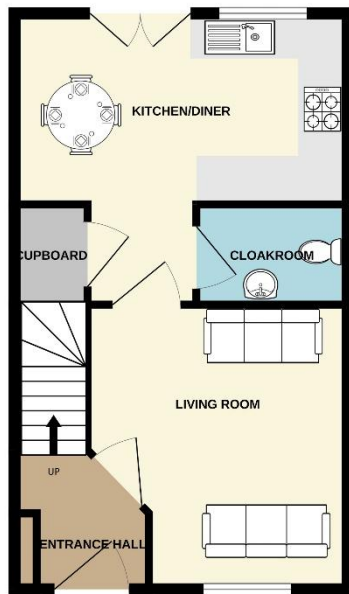
Mortgage & Financial Services:

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.

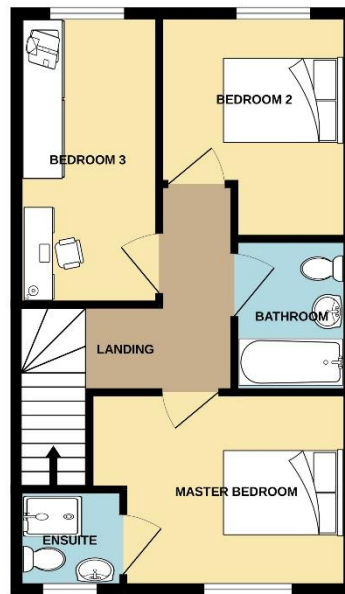
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.5 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	90 B	90 B
81-91	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