



3 Bedrooms

James Winn are delighted to present for sale this beautifully presented three-bedroom semi-detached property, ideally situated in the desirable town of Bedale.

Designed for modern living, the ground floor opens into an inviting living room, leading through to a spacious kitchen/diner, alongside a convenient downstairs WC.

Upstairs, the property boasts three well-proportioned bedrooms, including a master with private en-suite shower room and a modernised family bathroom.

Externally, the home benefits from off-street parking, a single garage and large rear private gardens.

Mosquito Garth

Bedale, Northallerton, DL8

Asking Price:

£270,000

EPC: B
Council Tax Band: C



Location:

The market town of Bedale offers amenities including a range of shops and leisure facilities, doctors, dentists, a weekly market and both primary and secondary schools. For commuting the A1(M) is approximately two miles away and there is a mainline railway station at Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. The pretty and sought after market town of Bedale has much historical interest and is ideally located for travel around the Yorkshire dales. It has a number of bespoke shops and eating places and the beautiful and historic St Gregory's church sits in pride of place at the top of the high street. Northallerton and Bedale are located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 2 miles to the East, the A19 is 12 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Teesside International and Leeds Bradford Airport.

Directions:

From the A1(M) take junction 51 and the AQ684 towards Bedale, turn left at the roundabout by Bedale



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



Golf Club onto North End, B6285. Continue along with B6285 past the High Street heading out of Bedale and turn right onto Javelin way. Take the 2nd left onto Mosquito Garth and carry on to the end of the road and the property is on your right.

Internal accommodation comprises of

Lounge:

With front facing UPVC double glazed windows, TV point and a radiator.

Kitchen Diner:

With rear facing UPVC double glazed window & French doors, a range of floor, draw & wall units, gas hob, electric oven, integrated fridge & freezer, stainless steel sink + drainer, tiled splashback, laminate flooring and a radiator.

Ground floor WC:

With low level WC, pedestal wash hand basin and a radiator.

Master Bedroom:

With two front facing UPVC double glazed windows, tv point, en suite access, radiator and air conditioning unit.

En-Suite:

With front facing UPVC double glazed window, vanity sink unit, hidden cistern WC, shower, laminate flooring and a radiator.

Bedroom Two:

With rear facing UPVC double glazed window and a radiator.

Bedroom Three:

With rear facing UPVC double glazed window and a radiator.

Family Bathroom:

With side facing UPVC double glazed window, free-standing bathtub, low level WC, pedestal wash hand basin, laminate flooring and a heated towel rail.

Externally

Garden:

Enclosed rear garden with mostly laid lawn, stone patio and gated access to the side.

Garage:

With manual up & over door, fitted wall units, power and lighting.

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: TBC

PARKING ARRANGEMENTS: Double garage, off-street parking.

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 by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

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

1ST FLOOR



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		95 A
81-91	B	83 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