

Davis
Lund

Back Lane
Bedale
North Yorkshire
DL8 1AU

Guide Price £290,000





Accommodation

A surprising spacious four bedroom semi-detached family home, nestled on a quiet street in Aiskew and revealing versatile extended and neatly presented accommodation. The property has been well maintained by its current owners and it also offers a lovely loft space, with the scope to be utilised as a further bedroom, subject to necessary consents and planning approvals.

Offering spacious accommodation arranged over three floors, as well as a detached garage and fully enclosed garden, the property offers the scope to further improve, to personal taste.

Located near the edge of the development in an ever popular area to the outskirts of Bedale, the property enjoys lovely riverside walks close by. Aiskew itself is a small village located on the fringe of the town of Bedale. An array of amenities are available in under a mile, whilst transport links, including the A1, are readily available.

On entering the property, there is a porch, leading to the living room. A great size, the living room has stairs rising to the first floor and cosy multi-fuel burning stove. The kitchen/diner/family room provides a great entertainment area with space for dining and a seating area. The kitchen is fitted with a range of units and some appliances, whilst a pantry provides great storage. From the kitchen, there is a rear entrance hall, giving access to the garden, with a WC and spacious utility room completing the downstairs layout. Upstairs, there is a good size landing with stairs rising to the second floor. The main bedroom is a generous size with a cupboard providing handy storage. There are two further double bedrooms and a well-proportioned single bedroom/study. The bathroom is fully tiled and fitted with a white suite including a jacuzzi bath with shower and glazed screen over. To the top floor, there is further loft space, adding additional flexibility to the layout.

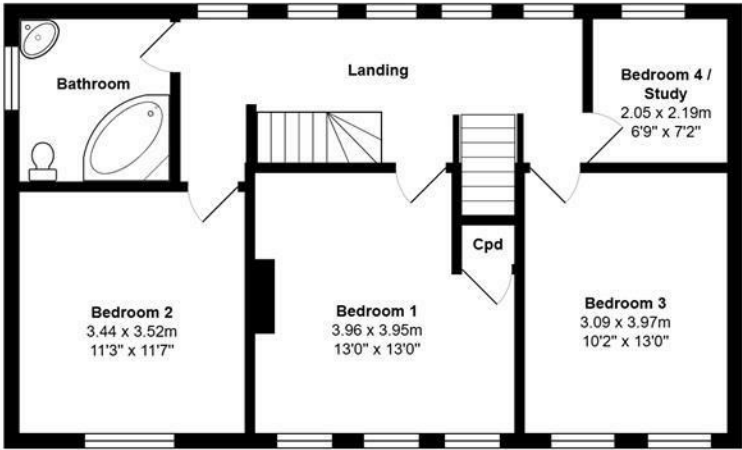
Externally, the property benefits from a fully enclosed garden, which is mostly paved for ease of maintenance, with a stocked flower bed, access to the single garage, outdoor sockets and a motorhome charger. To the front of the property, there is a paved pathway leading to the front door and side access gate, with space for bin storage and flowerpots. On-street parking is available to the front of the property whilst double gates give access to the garden giving the option of secure parking, should the new owner(s) wish to do so. The property also benefits from gas central heating and double-glazing throughout.

Properties of this size are rare to market at this point and an early viewing is advised on this lovely family home.





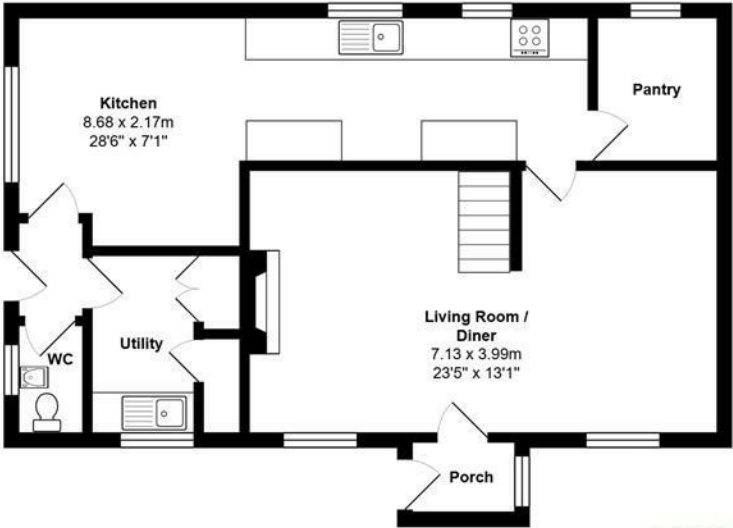
Floorplan



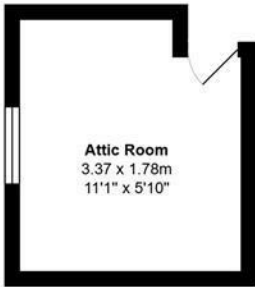
First Floor



Garage



Ground Floor





Second Floor





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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