



10 PARKER DRIVE, BEDALE  
NORTH YORKSHIRE, DL8 2UD



## 10 PARKER DRIVE

Bedale, North Yorkshire, DL8 2UD

A well-presented four-bedroom family home offering generous and versatile accommodation throughout. The property features a welcoming hallway, spacious living room with log burning stove, separate dining room, conservatory, and a well-appointed kitchen/breakfast room with utility area. The principal bedroom benefits from a modern en-suite, with three further bedrooms served by a family bathroom. Externally, the home boasts a beautifully landscaped rear garden with multiple seating areas and summer shelter, along with a driveway providing off-street parking and an integral garage store.

- Detached Family Home
- Well Presented Throughout
- Four Bedrooms
- Three Reception Rooms
- Off Street Parking & Garage Store
- EPC Rating D

**OFFERS OVER £350,000**

### GET IN TOUCH

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## DESCRIPTION

The property is accessed via a uPVC entrance door into a spacious and welcoming hallway, with stairs rising to the first floor and the added convenience of a ground floor WC. To the left, the living room features a charming log burning stove and a window to the front aspect, creating a cosy and inviting space. The dining room offers ample room for a table and chairs and opens via sliding patio doors into the conservatory, which benefits from French doors leading out to the rear garden.

The kitchen/breakfast room is fitted with a range of cream wall and base units, complemented by granite work surfaces and a sink with drainer. Integrated appliances include a gas hob with extractor above, eye-level electric oven and microwave, with additional space for an American-style fridge freezer. A breakfast bar provides seating for up to four, and a door offers direct access to the rear garden. A useful utility room is accessed from the kitchen, providing plumbing for a washing machine and space for a tumble dryer.

To the first floor are four well-proportioned bedrooms, including a principal bedroom benefitting from a modern en-suite shower room. The remaining bedrooms are served by a family bathroom comprising a bath with shower over, WC and wash hand basin.

Externally, the rear garden has been beautifully landscaped and is predominantly laid to lawn, complemented by a timber decking area, paved seating space, mature hedging, timber fencing, and a raised flower bed stocked with established plants and shrubs. A charming open summer shelter provides an ideal spot for outdoor relaxation. To the side of the property is a timber storage shed. The front garden is mainly laid to lawn with mature shrubs and trees, while a tarmac driveway provides off-street parking for two vehicles and leads to an integral garage store with up-and-over door, power, lighting, and useful roof storage.

## LOCATION

Bedale is a popular market town often referred to as the "Gateway to the Dales" and provides a wide choice of retailers, cafés, restaurants, quality local schooling and everyday conveniences, alongside a thriving weekly market.

For those who enjoy the outdoors, Bedale is ideally positioned for exploring the stunning





countryside of the Yorkshire Dales and the North York Moors, both of which are within easy reach. Excellent transport links make the area particularly desirable, with the A1(M) just a short drive away, providing straightforward access to Northallerton, Harrogate, York, and beyond. Northallerton railway station also offers regular services to London, Leeds, and Edinburgh, making Bedale a convenient base for commuters as well as families.

**Tenure**

The property is Freehold.

**Services**

Mains drainage, water & electric. Gas central heating.

**Charges**

North Yorkshie Council Tax Band D.

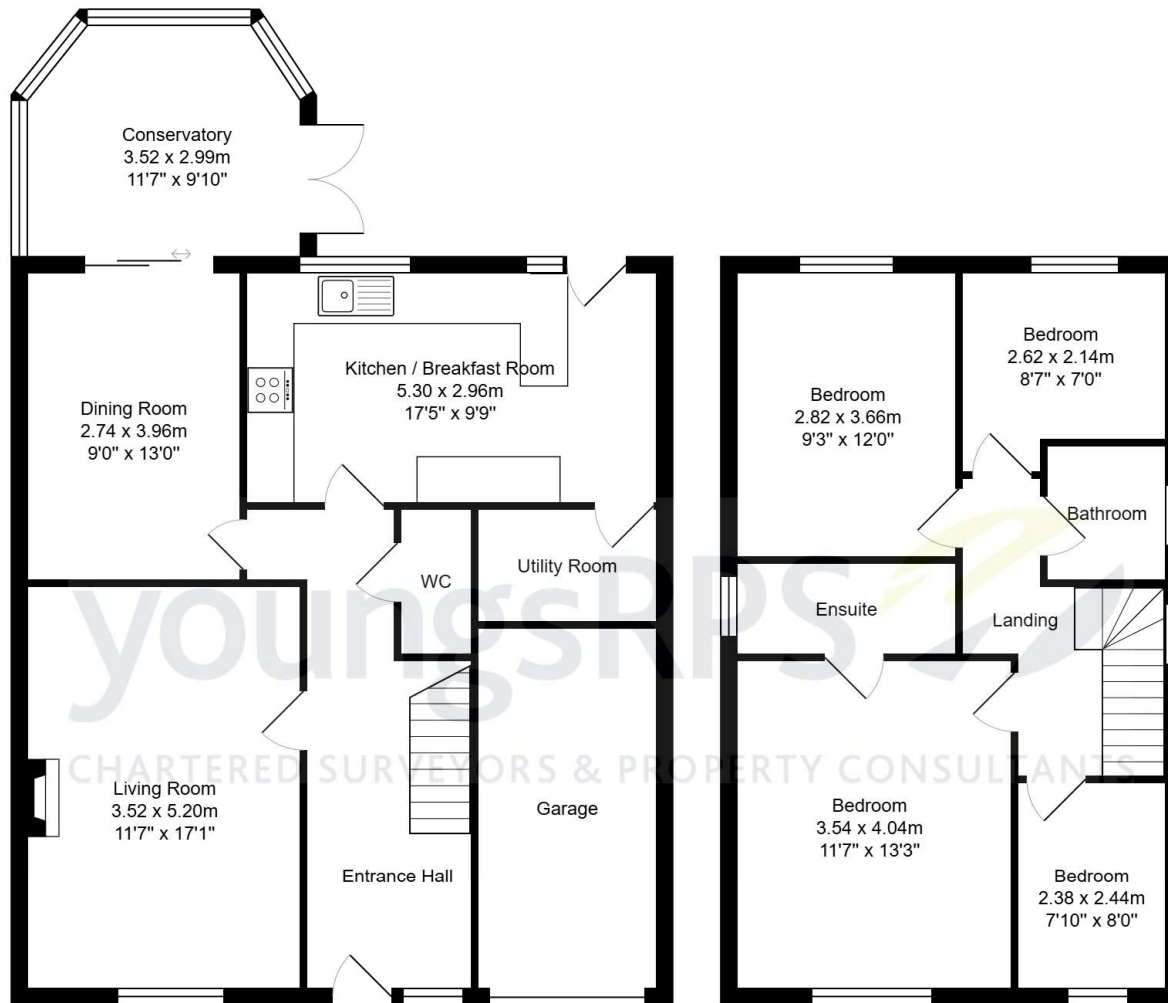
**Viewings**

Strictly by appointment only. Please contact the Agent on 01609 773004.

**Agent's Notes**

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.





All measurements are approximate and for display purposes only.

[www.youngsrps.com](http://www.youngsrps.com)  
Northallerton 01609 773004



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