



## Southlands Grange, Bedale Asking Price £260,000

\*\*\*\* FINAL PLOT REMAINING \*\*\*\*

Set within this ever popular market town is this 3 bedroom semi-detached house, built by renowned local developer Yorvik Homes. The property forms part of Exclusive Southlands Grange Development and will be ideal for young couples and families featuring an integrated dining kitchen and master bedroom suite.



## Foreword

Southlands Grange development sits between the scenic delights of the North Yorkshire Dales and the North Yorkshire Moors National Parks and is within proximity to the A1 motorway and nearby rail links to Leeds, Durham, York, Newcastle and London. The beautiful market town of Bedale offers a relaxed rural lifestyle amidst stunning countryside making this development a truly inspiring place to live.

## Accommodation

The Coppergate is a traditional design offering 3 bedroom living accommodation, ideal for young couples and families. On the ground floor is a spacious living room which leads through to a feature breakfast kitchen with integrated appliances. Crucially there is a downstairs cloakroom and separate entrance hall.

To the first floor are three good sized bedrooms including the master bedroom with ensuite shower room. The house is completed by a bathroom having a tradition 3 piece suite with contemporary tiling.

There is a private lawned rear garden and the property benefits from a 10 year new home warranty.

## Yorvik Homes

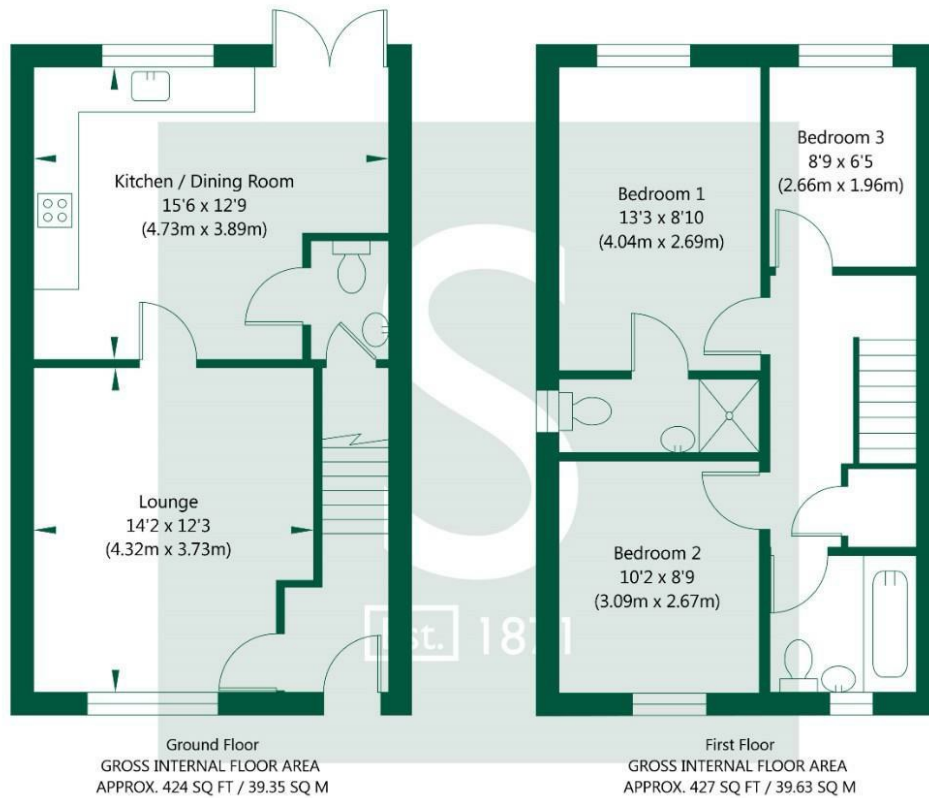
Yorvik Homes are a well established local North Yorkshire company and are highly regarded as a bespoke individual developer focusing on delivering high quality built homes. Attention to detail is of particular importance to them, whether it is a modest starter home or an extensive family home. All the properties are individually designed to fulfill the customer's expectations and offer high quality internal and external features as standard.

## Agents Note

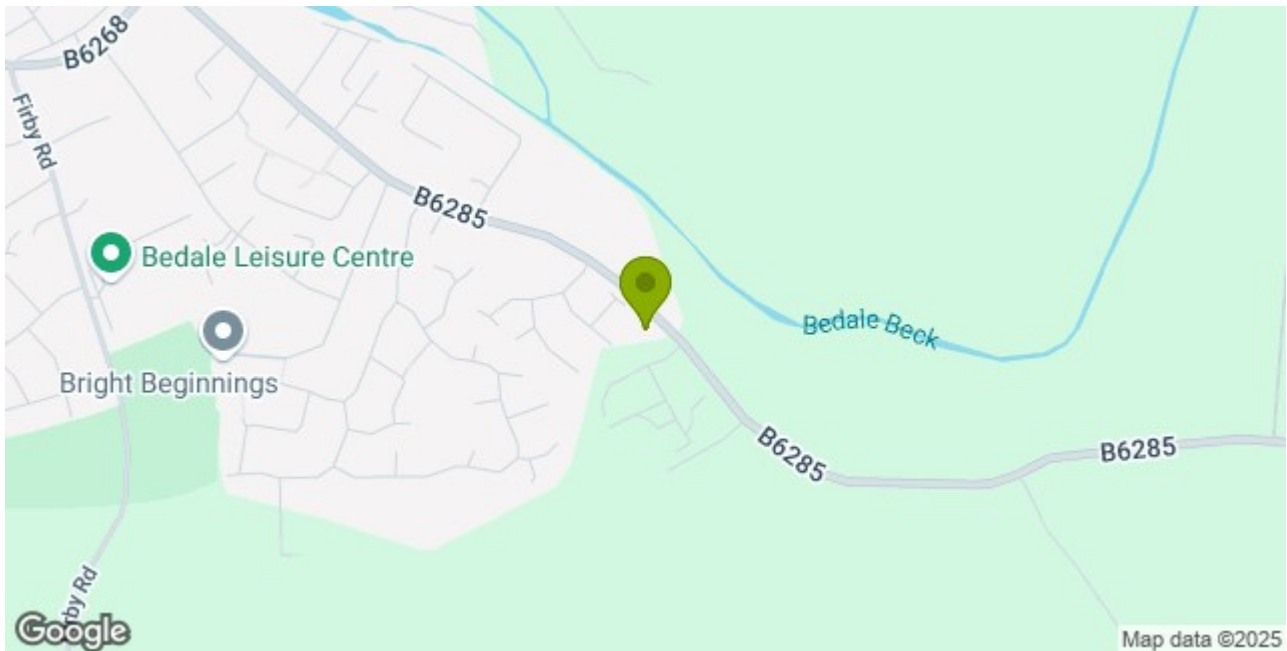
Please note the photos have been used from a previous development by Yorvik Homes and are for identification purposes only.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 851 SQ FT / 78.98 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.



### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

### Associates

N Lawrence

