



**34 ROMAN ROAD, LEEMING,
NORTHALLERTON, DL7 9SW**

**£175,000
FREEHOLD**

A well presented End Terraced House conveniently situated for Bedale, Northallerton and the A1(M). The property benefits from spacious rooms, an enclosed rear garden and garage. The property is perfect for those wanting to put their own stamp onto a home and is offered for sale with no onward chain.

NORMAN F. BROWN

Est. 1967

34 ROMAN ROAD, LEEMING,

- Three Bedrooms • End Terrace Home • No Onward Chain • Garage • Enclosed Rear Garden • Close To Bedale, Northallerton & The A1(M) • Convenient Location • Spacious Home With A Great Layout • Electric Heating • Enquire Today For Your Personal Viewing



The Property

This spacious home offers well cared for accommodation that offers scope for modernising in a conveniently positioned village close to Bedale and Northallerton.

The house opens into a hallway which has space for hanging coats and the stairs to the first floor. The sitting room is spacious and bright with a bay window to the front and has an under stairs cupboard for storage. To the rear of the house is the dining kitchen which has space for a dining table and chairs making it ideal for entertaining or for family time. The kitchen itself comprises of a range of wall and base units with a work surface over having tiled splash backs and a single inset sink with a draining board. There are spaces for appliances including an electric cooker, washing machine and a tall fridge freezer plus a useful door for the rear garden.

The first floor landing leads to the three bedrooms and bathroom and has a loft hatch and a built in airing cupboard for storage. Bedrooms one and two are both excellent doubles and bedroom three is a spacious single that could also be used as an at home office. The Bathroom comprises of a panelled bath with an electric shower over and screen plus a pedestal mounted washbasin and a low level W.C.

Outside has an attractive gravelled frontage with inset shrubs, enclosed by a walled and fenced boundary. The enclosed rear garden offers privacy and is ideal

for entertaining with a gravelled seating area overlooking a lawn and all enclosed by a fenced boundary. Beyond the garden on the end of a row of garages, is the single garage (marked 12) which has an up and over door and is ideal for storage. There is also on street parking available to the front.

Location

Leeming lies a mile east of the current A1M road, south of the larger village of Leeming Bar and north of the small hamlet of Londonderry, also nearby is the RAF base of RAF Leeming. Leeming is also situated approximately 3 miles east from Bedale, which is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Teesside International Airport and Leeds Bradford airport are both within an hour's drive away.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – B

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Electric Night Storage Heaters

Water – Immersion Heater/Hot Water Cylinder

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

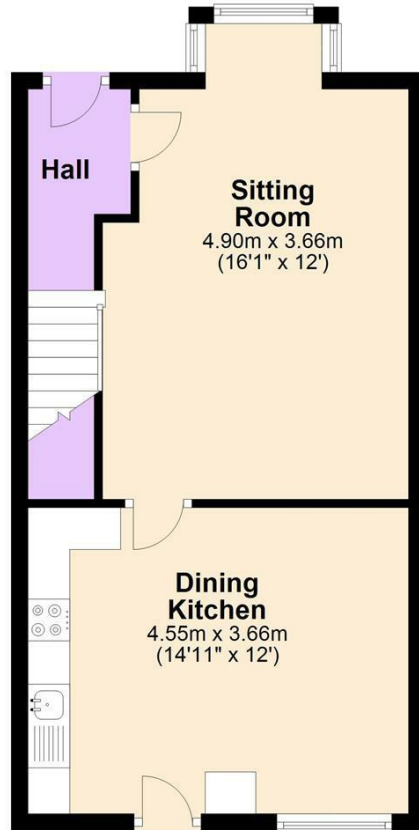
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

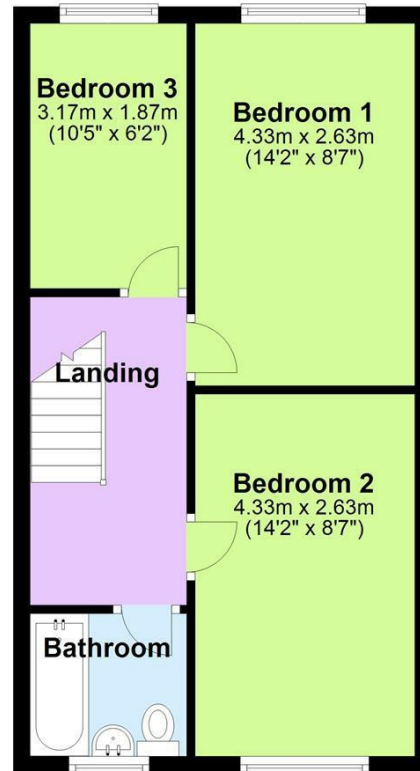
34 ROMAN ROAD, LEEMING,



Ground Floor



First Floor



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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