



**2 HARKNESS DRIVE, LEEMING BAR,
NORTHALLERTON, DL7 9BB**

**£265,000
FREEHOLD**

A detached three bedroom bungalow located close to the heart of this well served village, ideal for Bedale, Northallerton & the A1(M) and offered for sale with no onward chain. The property offers well presented accommodation with an spacious open plan living space, a corner plot with a mature garden, off street parking and a garage.

NORMAN F. BROWN

Est. 1967

2 HARKNESS DRIVE, LEEMING BAR,

- Three Bedrooms • Detached Bungalow • Corner Plot With Mature Garden • Off Street Parking & Garage • Well Served Village • Ideal For Bedale, Northallerton & The A1(M) • No Onward Chain • Open Plan Living Space • Video Tour Available • Enquire Today For Your Personal Viewing



The Property

This spacious detached bungalow has a great layout, ideal for modern lifestyles and entertaining.

The property opens into an entrance vestibule, which has space for hanging coats and leads through to a central inner hallway with the three bedrooms to the right hand side and living accommodation to the left with the bathroom at the end. Bedrooms one and two are both good doubles and bedroom three is a great single. The bathroom comprises of a 'p' shaped panelled bath with fixed and handheld shower heads and a screen, plus a washbasin set into a vanity unit and a push flush W.C.

The open plan living space has three distinct areas including sitting, dining and kitchen and is great for family time or entertaining. The sitting area is to the front and is a bright space with plenty of room for sofas and furniture. The dining area is central, providing a separation from the sitting area and kitchen and is home to a 6 person dining table. To the rear there is the kitchen which has a range of built in range of wall and base units with a work surface over having a tiled splash back and a one and a half bowl sink with drainer. There is a four ring gas hob with an extractor hood over and an electric oven under plus spaces for a washing machine, dishwasher and an American style fridge freezer. A rear porch off the kitchen opens out to the rear garden.

Outside

To the front is mainly gravelled with inset trees to the border and a driveway leading down the side to a garage which has an up and over door, lighting and power points with a personal door to the garden. A five bar gate at the front with a personal gate too, leads into the main garden at the side where there is a poly tunnel and raised beds for growing fruit and veggies and a lawn leads round to the rear. A summer house with lighting and power has a paved seating area overlooking a lawned garden at the rear with raised walled flower beds and mature shrubbery borders plus a great composting area and all enclosed by hedged and fenced boundaries.

Location

Leeming Bar is in the Hambleton district of North Yorkshire, England. The village is well served with local amenities including C of E Primary School, two parks, a CO-OP store, small hotel and pub, it is also home to the main depot of the Wensleydale Railway.

The bus routes provide easy access to the market towns of Bedale and Northallerton, 2 and 7 miles respectively. The A684 bypass was opened in August 2016, with Coneygarth service station and access to both the A684 and A1(M) junction 51, just north of the village. Northallerton provides main line train links to Darlington, Newcastle, York and London.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – D

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

Construction: Standard

Conservation area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

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.

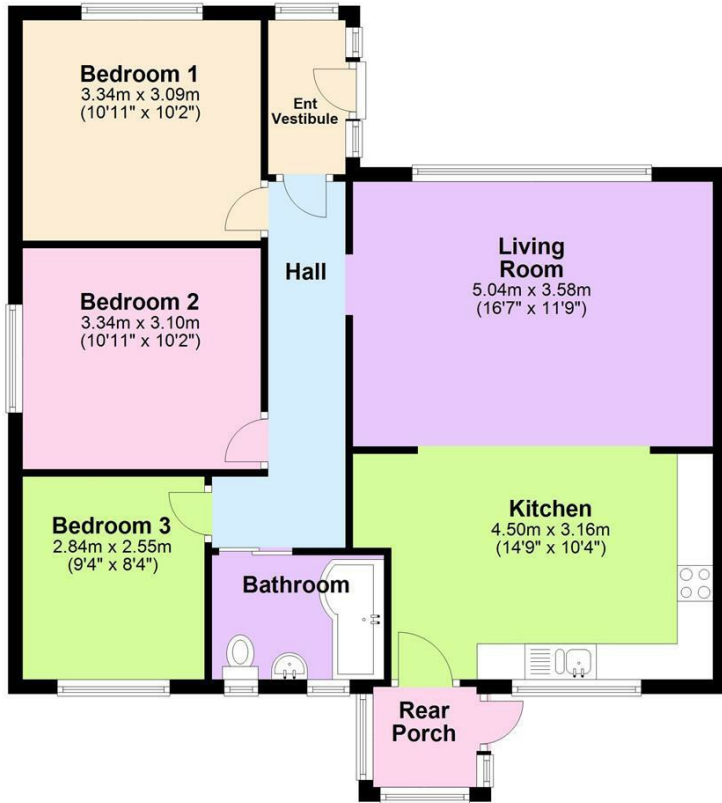
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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Ground Floor

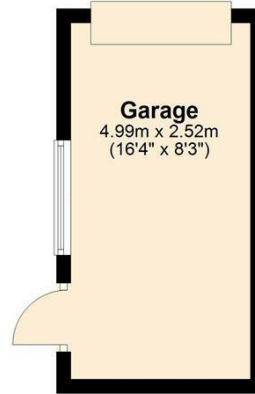
Approx. 79.1 sq. metres (851.5 sq. feet)



Total area: approx. 91.6 sq. metres (986.4 sq. feet)

Garage

Approx. 12.5 sq. metres (134.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
		82
	65	

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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