



7 ST JOHNS ROAD
NORTHALLERTON, DL7 9SQ

£245,000
FREEHOLD

A beautifully presented and refurbished two bedroom semi detached bungalow set in an idyllic South facing garden benefiting from a convenient village location, ideal for the A1M and close to Bedale and Northallerton. The property also has a large driveway and frontage for off street parking, gas fired heating, solar panels and double glazing.

NORMAN F. BROWN

Est. 1967

7 ST JOHNS ROAD

• Two Double Bedrooms • Semi Detached Bungalow • Off Street Parking & Garage • Substantial South Facing Rear Garden • Gas Fired Heating & Double Glazing • Convenient Village Location • Close To Bedale, Northallerton & Junction 51 Of The A1(M) • Solar Panels • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This beautifully presented home opens into a central hallway with a loft hatch and a useful storage cupboard. To the left of the hall are two double bedrooms, with bedroom one to the front having built in wardrobes and a dressing table and bedroom two to the rear with a lovely outlook over the private rear garden. The bathroom is positioned centrally at the rear with a contemporary styled suite comprising of a panelled bath with a shower over and screen, a wash basin set into a vanity unit and a push flush W.C.

The sitting room is bright and spacious with a log burning stove set into an inglenook style fireplace with a stone tile hearth providing a cosy feel. The kitchen is set to the rear with a lovely outlook to the gardens and a door out to a resin covered seating area, ideal for entertaining that continues as a path across the back of the house. The kitchen itself has a built in boiler cupboard and mainly comprises of a range of wall and base units with a work surface over having a matching upstanding and a single sink with a draining board. There are appliances built in including a four ring gas hob with a stainless steel splashback behind, an extractor hood over and an electric oven under plus spaces for an American style fridge freezer and washing machine.

Outside

To the front is a substantial gravelled parking area providing off street parking and leading to the garage with double gates and a personal gate to the side for access into the rear garden. The garage itself has an up and over door with windows to the side, and rear plus a personal door, lighting and power points and is ideal as a workshop or for extra storage.

The rear garden faces approximately South and is mainly lawned with mature planted flower beds, seating areas and a raised planted border with timber edging. There is a summer house providing extra storage or somewhere to sit with solar powered lighting and a covered paved seating area.

There is also a gravelled parking area by the garage designed for parking larger vehicles such as a camper van accessed via the double gates at the side.

The rear garden is lovely and private and all enclosed with hedged and fenced boundaries.

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 – C

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

Construction: Timber Frame

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Solar Panels – The property is sold with 16 Solar panels to the rear elevation to help keep the electric costs down. There are no batteries or feed in tariff.

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

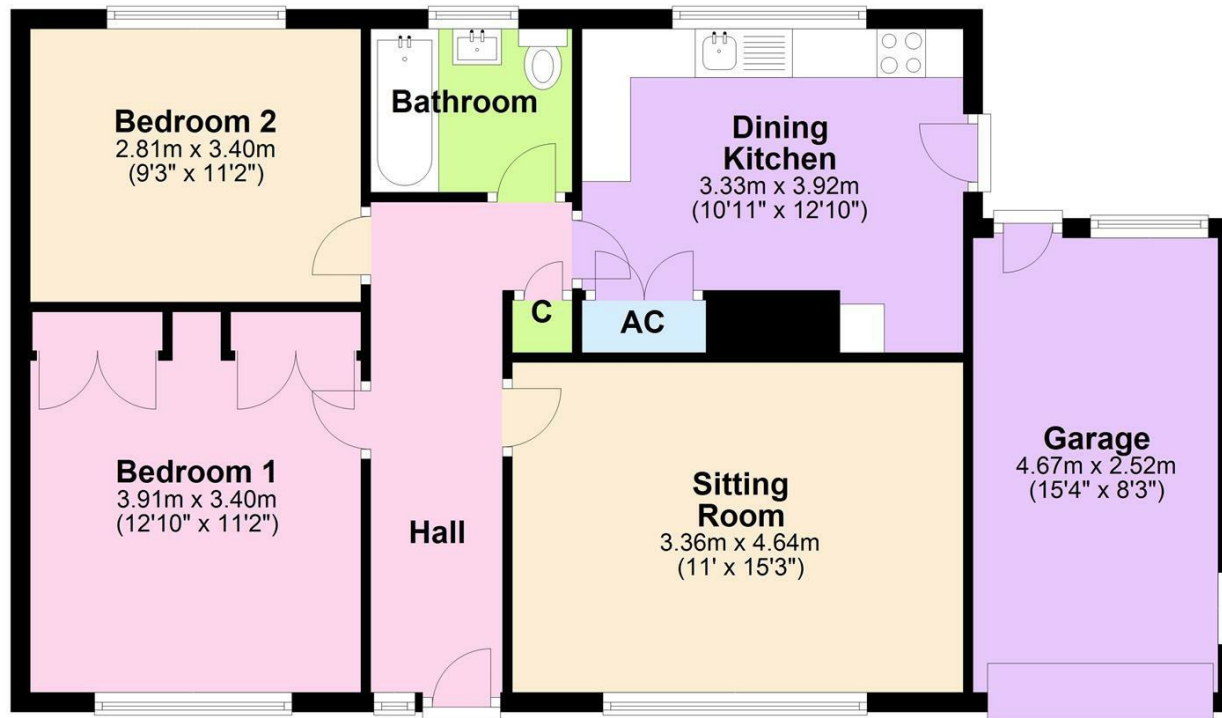
Restrictive Covenants: Not Known

7 ST JOHNS ROAD



Ground Floor

Approx. 77.5 sq. metres (834.3 sq. feet)



Total area: approx. 77.5 sq. metres (834.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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	

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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