



## 41 FOUNDRY WAY

LEEMING BAR, DL7 9EJ

**£240,000**  
**FREEHOLD**

A contemporary styled three bedroom semi detached house with a great layout including an excellent dining kitchen opening to the lovely & private rear garden. The house is located in a well served village between Bedale & Northallerton with junction 51 of the A1(M) also close by. Other benefits include a main bedroom with en suite, off street parking and garage, gas fired heating and double glazing.

**NORMAN F. BROWN**

Est. 1967



# 41 FOUNDRY WAY

- Three Bedrooms • Semi Detached House • Lovely Garden • Well Served & Convenient Village Location • Garage & Off Street Parking • Gas Fired Heating & Double Glazing • Close To Bedale, Northallerton & Junction 51 Of The A1(M) • Great Layout & Contemporary Style • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This excellent three bedroom semi detached home is located in a popular residential area close to the heart of this well served village, nestled away in a quiet cul de sac. The property has a contemporary style with a great layout perfect for modern lifestyles.

The property opens into a bright hallway which leads to the sitting room and dining kitchen and has a useful downstairs W.C off it and storage space under the stairs. The sitting room is a bright and spacious, yet cosy room perfect for evenings or family time. To the rear of the property is the dining kitchen that is perfect for entertaining and opens to the rear garden via French doors off the dining area. The dining area has space for a 6 person dining table and chairs with a built in cupboard providing useful storage and the kitchen itself has a range of wall and base units with a worktop over having a matching upstand and tiled splashbacks plus an inset one and a half bowl sink with a drainer. There are built in appliances including an electric oven, a 4 ring gas hob with an extractor over and a splashback behind. There is also an integrated fridge freezer, with spaces for a dishwasher and washing machine too.

To the first floor the landing has another storage cupboard and a loft hatch with a drop down loft ladder for the partly boarded loft. The main bedroom is an excellent double to the front with an en suite shower

room comprising of a walk in shower enclosure with electric shower, a wall mounted push flush W.C and washbasin. Bedroom two is another great double bedroom to the rear of the house and bedroom three is also to the front being a great single bedroom that would also make a good study for those that work at home. The house bathroom comprises of a panelled bath with a shower over and screen plus a wall hung washbasin and push flush W.C.

## Outside

To the front is an attractive lawned garden with a tarmac driveway providing off street parking to the side of the house leading to the attached garage with gated access to the side for the rear garden. The garage has an up and over door with lighting and power points and has a stud wall providing separation for a garden store at the rear with a personal door in to the garden. The enclosed rear garden has a paved seating area off the French doors from the dining area overlooking a lawn. There are mature planted borders and a wood chipped children's play area, plus a raised bed and fruit tree for growing veggies and all enclosed by 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 – C

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

Community Charge: £113.21 for 2025

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

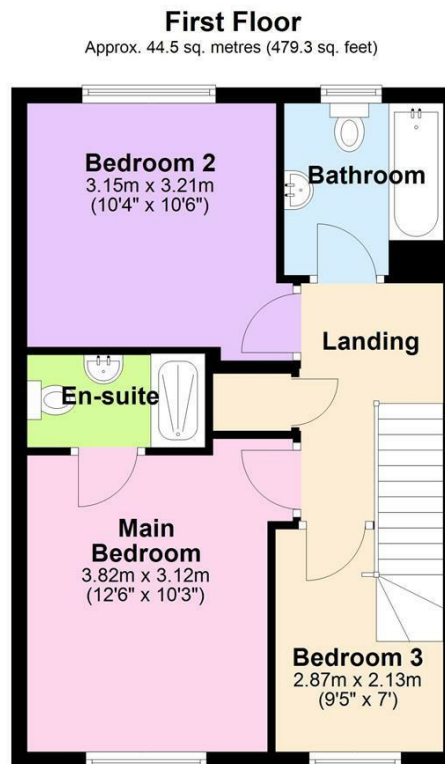
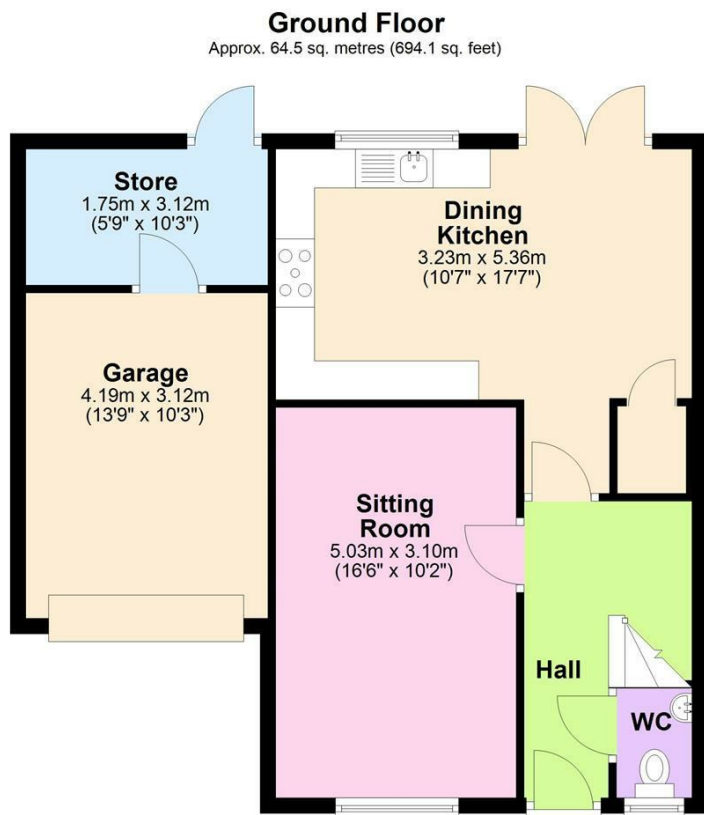
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

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Total area: approx. 109.0 sq. metres (1173.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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