



16B LOW STREET, LEEMING BAR
NORTHALLERTON, DL7 9BN

£260,000
FREEHOLD

A stylish and spacious three double bedroomed semi detached home located in a quiet cul-de-sac close to the bleary of this well served village. The property benefits from a great layout ideal for modern lifestyles and entertaining plus off street parking plus a gas fired heating system and lovely private & enclosed rear garden including a covered seating area.

NORMAN F.BROWN

Est. 1967

16B LOW STREET, LEEMING BAR

• Three Double Bedrooms • Semi Detached House • Stylish & Contemporary Accommodation • Great Layout • Gas Fired Heating & Double Glazing • Off Street Parking • Private & Enclosed Rear Garden • Ideal For Bedale, Northallerton & The A1(M) • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This fantastic three bedroomed semi detached home with stylish accommodation is located in a quiet residential area close to the heart of this well served village and ideal for Bedale, Northallerton and Junction 51 of the A1(M) is also being close by.

The property opens into a spacious hallway where there is space for hanging coats and open understairs storage and a useful downstairs W.C. A cosy sitting room provides a lovely space for evenings or for entertaining with a multi fuel burning stove set into an inglenook style fireplace. The spacious dining kitchen has a modern range of wall and base units with a granite worksurface, having a matching upstand and an inset single sink with a draining board. There are built in appliances including a 4 ring electric hob with a splashback, an electric oven under and an extractor hood over with spaces for a washing machine and an integral dishwasher and a built in fridge freezer. The dining area is open to the kitchen and is another great entertaining area with space for a 6 person dining table and chairs and is open to a clever extension providing a living area accessing the garden via sliding patio doors.

The landing gives access to all three bedrooms, the bathroom and the loft hatch which is partly boarded and there is an airing cupboard for storage. The main bedroom is set to the rear and is an excellent double

with glimpses of open countryside beyond the garden and there is an ensuite, which has a walk-in shower with fixed and handheld shower heads, a push flush WC and a wall mounted washbasin. Bedroom 2 is a good sized double bedroom to the front and Bedroom 3 is a smaller double also to the front, which would also make a great at home study. The house bathroom comprises of a panelled bath with a handheld shower over, a washbasin set onto a vanity unit and a push flush WC.

Outside

To the front there is an attractive lawned garden with inset shrubs and a walled boundary with gated access to the side for the rear garden.

The private and enclosed rear garden is another great entertaining area with a paved patio overlooking the lawned garden, with an attractive timber built covered seating area having external lighting and all enclosed with a fenced and walled boundary. To the side is a useful shed for storage with a covered log store and a rear gate leads to the tandem driveway accessed from Willow Gardens.

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.

Construction: Standard

Extensions/Additions: Ground Floor

Planning Permission Required - No

Building regs Required Yes Certificate Yes

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

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.

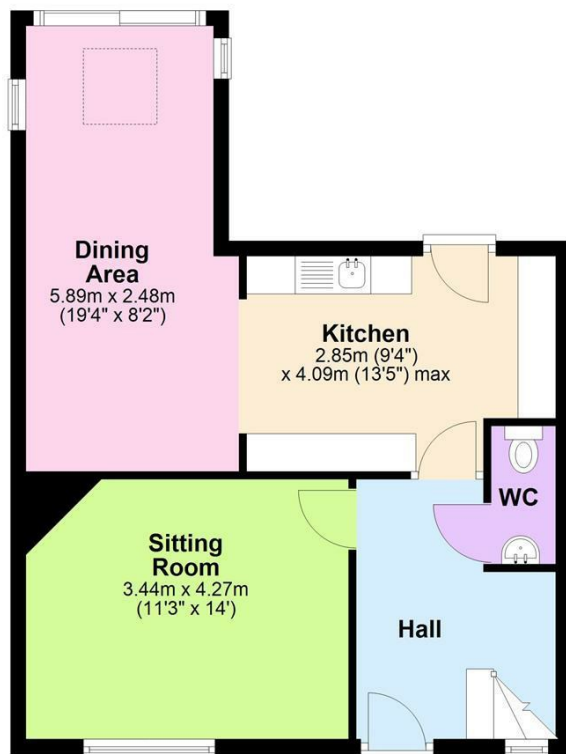
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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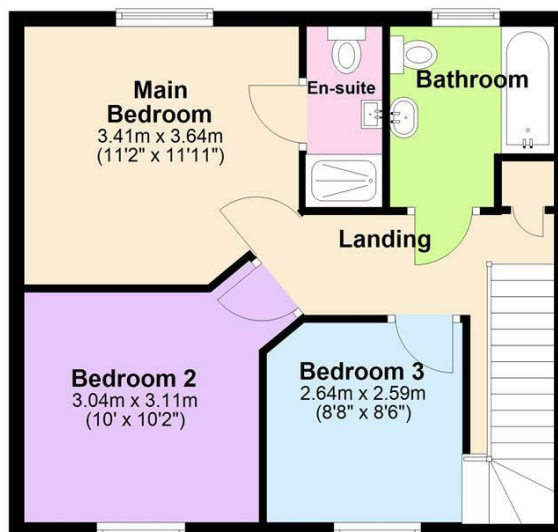
Ground Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 98.2 sq. metres (1057.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(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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