



**6 LOW STREET, LEEMING BAR,  
NORTHALLERTON, DL7 9BN**

**£215,000  
FREEHOLD**

A superb opportunity to purchase a spacious three bedroom semi detached house in a convenient village location close to Bedale, Northallerton and the Junction 51 of the A1(M) . The property benefits from gas fired heating, secondary double glazing, gardens and off street parking to the rear.

**NORMAN F.BROWN**

Est. 1967

## 6 LOW STREET, LEEMING BAR,

- Three Bedrooms • Semi Detached House • Off Street Parking • Lovely Garden • Potential To Extend (subject to any necessary Planning Permission) • Gas Fired Heating & Secondary Double Glazing • No Onward Chain • Village Location, Ideal For Bedale, Northallerton & Junction 51 Of The A1(M) • Video Viewing Tour Available • Enquire Today For Your Personal Viewing



### Description

This 3 bedroom semi detached home is available with no onward chain and located close to the well served and conveniently positioned village of Leeming Bar.

The property opens to a central hall with the stairs to the first floor and to the left you have the sitting room, which has an electric fire set into an inglenook with brick surrounds and wooden mantle, there are also patio doors out to a patio area linking the house to the rear garden. The kitchen itself has a range of base units with solid oak worktops and tiled splashbacks, there is a Rangemaster gas hob with extractor hood over and an electric Stoves oven. Off the kitchen is the rear hall with the back door leading to the rear garden, also off the rear hall is the utility room with space for washing machine, there is also an understairs cupboard which is a useful for storage or for housing a tall fridge freezer and dryer.

To the first floor the landing has doors to all bedrooms and the shower room and has the loft access. Bedrooms 1 and 2 are both located to the front and are a good sized doubles with a built-in overstairs cupboards, bedroom 3 is to the rear overlooking the rear garden and is a good sized single. The shower room has a washbasin set in vanity cupboard with a mirrored cupboard above, shower cubicle with fixed and handheld shower and low low level WC.

To the front of the property, there is pathway leading to the front door and to the left for access to the rear garden, lawned frontage with hedge boundaries, mature shrubs and trees. The rear garden has a raised wooden patio off the the sitting room and a further raised wooden to the rear of the garden, overlooking the lawned area back towards the house. There is also a brick store, garden shed, wooden log store, vegetable patch area and greenhouse. There is also a wooden gate for access to the rear parking area.

### 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

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler or Immersion Heater

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)

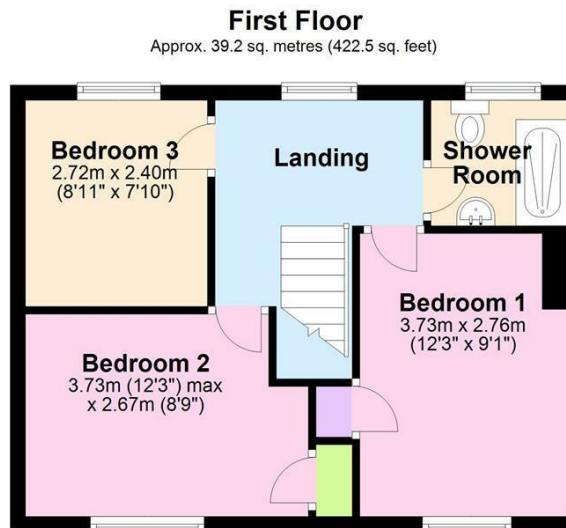
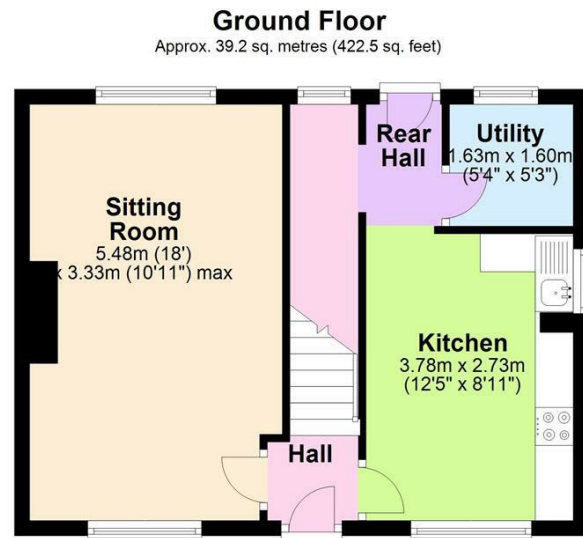
Flood Risk:

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

Restrictive Covenants:

## 6 LOW STREET, LEEMING BAR,





Total area: approx. 78.5 sq. metres (845.0 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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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