



## 8 LOW STREET, LEEMING BAR NORTHALLERTON, DL7 9BN

£125,000

A superb opportunity to modernise a spacious three bedroom semi detached house positioned on a great plot with off street parking and a large garden. The property offers scope to extend to the rear and side and benefits from gas fired heating, double glazing and a convenient village location close to Bedale, Northallerton and Junction 51 of the A1(M).

**NORMAN F. BROWN**

Est. 1967

## 8 LOW STREET, LEEMING BAR

• Three Bedrooms • Semi Detached House • In Need Of Modernisation • Great Plot With Potential To Extend • Off Street Parking • Lovely Garden • Gas Fired Heating & Double Glazing • Village Location, Ideal For Bedale, Northallerton & Junction 51 Of The A1(M) • Video Viewing Tour Available • Enquire Today For Your Personal Viewing



### Description

This spacious home offers buyers the potential to modernise and make a home their own. Located close to the well served and conveniently positioned village of Leeming Bar is 8 Low Street, a three bedroom semi detached house on a lovely plot.

The house opens into a central hall with stairs to the first floor and doors to the sitting room and kitchen diner. The sitting room is bright and spacious with windows to the front and back and an electric fire sits in front of an open fireplace providing a cosy feel. The kitchen diner consists of freestanding base units with a tiled work surface over and splashbacks plus wall mounted cupboards for extra storage and a single sink with a draining board. There are spaces for an electric cooker with an extractor hood over and a dishwasher. A rear hall leads out to the garden and has an under stairs cupboard shelved out for extra storage with space for a fridge freezer too. There is also a separate downstairs W.C with plumbing for a washing machine too.

The first floor landing has a picture window overlooking the rear garden with a small hatch for loft access. Bedrooms one and two are both to the front and are excellent doubles with built in cupboards and bedroom three is a great single bedroom to the rear overlooking the garden. The bathroom comprises of a

panelled bath with an electric shower over, a pedestal mounted washbasin and a low level W.C.

### Outside

There is an attractive lawned frontage with wrought iron gates opening to a hard standing driveway (partially covered by the lawn) providing off street parking. To the rear is a substantial garden with paved and decked seating areas ideal for entertaining, overlooking a lawned garden with mature inset trees and shrub borders. There is also a greenhouse and two brick outbuildings with a lean to shed for storage and a path leads to a gate which accesses a parking area for the property within the O'Brians factory car park immediately off the rear boundary.

### 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

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)

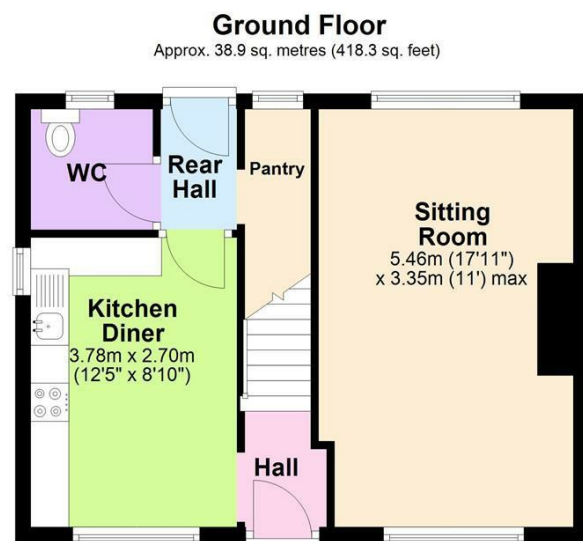
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

## 8 LOW STREET, LEEMING BAR





Total area: approx. 77.5 sq. metres (833.8 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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