



33 NORTHALLERTON ROAD, LEEMING BAR
NORTHALLERTON, DL7 9AH

£275,000
FREEHOLD

A spacious (see the floorplan) two bedroom detached bungalow located in a well served village, ideal for Bedale, Northallerton and the A1(M). The property benefits from a great layout, private and enclosed rear garden, loads of off street parking and a garage.

NORMAN F.BROWN

Est. 1967

33 NORTHALLERTON ROAD,

- Two Double Bedrooms • Detached Bungalow • Off Street Parking • Large Garage • Conveniently Positioned Village • Ideal For Bedale, Northallerton & The A1(M) • Private Garden • Great Layout • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This spacious detached bungalow is conveniently positioned for Bedale and Northallerton with the heart of the village only a short walk away.

The property opens into a large hallway which has space for storing coats and shoes and leads through to the sitting room and kitchen. The sitting room is bright and spacious with a living flame effect gas fire having a stone surround and hearth. Off the sitting room is an inner hallway leading to the two bedrooms and the bathroom. Bedroom one is to the front and is a spacious double with bedroom two to the rear, another double with built in wardrobes. The contemporary styled bathroom comprises of a panelled bath with a hand held shower over, a washbasin set into a vanity unit, a push flush W.C and a walk in shower enclosure with fixed and hand held shower heads and double sliding screen doors.

Off the main hallway and to the rear, is the kitchen which comprises of a range of wall and base units with a work surface over having tiled splashbacks and a single sink with a draining board. There is a four ring electric hob with an extractor hood over and an electric oven under with spaces for a tall fridge freezer, washing machine and a dishwasher. Off the kitchen is the dining room which is a great space for entertaining, having room for a large dining table and chairs and French doors into the conservatory which

links to the private and enclosed rear garden. The dining room has stairs to the first floor where the landing opens to a loft room on one side, ideal for storage or use as a study with a bathroom to the other side comprising of a panelled bath, pedestal mounted washbasin and a push flush W.C.

Outside

The front is mainly gravelled providing a large area for off street parking.

To the rear a paved patio area off the conservatory overlooks a lawned garden. Wrought iron gates open from the lane to a hardstanding driveway for more off street parking, in front of the garage and all enclosed by a fenced boundary. The garage is spacious with lighting and power points with an up and over door, personal side door and a window.

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 – D

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

Construction: Standard

Extensions/Additions: Loft Conversion

Building regs Required Yes Certificate No

The property has a right of access to the back garden down the lane to the right hand side of the property for pedestrians and cars.

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

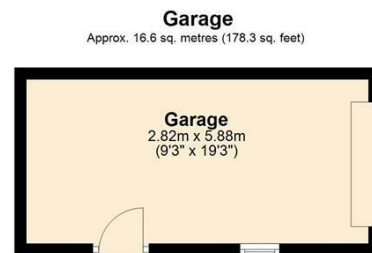
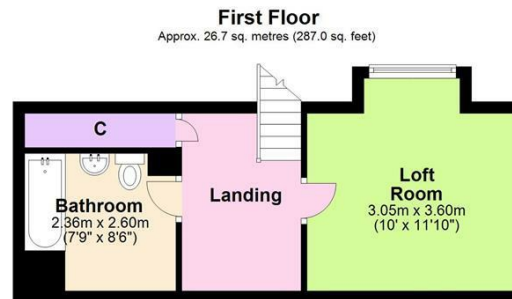
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

33 NORTHALLERTON ROAD,





Total area: approx. 138.9 sq. metres (1495.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(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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