



## 20 FOUNDRY WAY, LEEMING BAR, NORTHLALLERTON, DL7 9EJ

£275,000  
FREEHOLD

A superb detached home offering contemporary style with a great layout and located in a well served position overlooking a green. The property is also well placed for Bedale, Northallerton and junction 51 of the A1(M) and benefits from gas fired heating and double glazing, off street parking and a lovely enclosed rear garden.

**NORMAN F.BROWN**

Est. 1967

## 20 FOUNDRY WAY, LEEMING BAR,

• Three Bedrooms • Detached Home • Great Layout • Convenient Village Location • Close To Bedale, Northallerton & Junction 51 of The A1(M) • Off Street Parking • Gas Fired Heating & Double Glazing • Contemporary Style & Finish • Video Tour Available • Enquire Today For Your Personal Viewing



### Description

This immaculately presented home is perfect for those looking for a turn key property. The property is located in a well served village convenient for Bedale, Northallerton and Junction 51 of the A1(M).

The property opens into a bright hallway with Amtico flooring that extends into the dining kitchen and downstairs W.C. The sitting room is lovely and spacious with a pleasant outlook over the green and has an electric fire with a quart effect surround, perfect for cosy evenings. The dining kitchen is positioned to the rear and has space for a six person dining table and chairs with French doors to the garden and an understairs cupboard for storage. The kitchen comprises of a range of handleless white wall and base units with a granite work top over having a matching upstanding and a one and a half bowl granite sink with draining board. There are built in appliances including a washing machine, dishwasher, fridge freezer plus an electric oven and grill and a five ring gas hob with an extractor hood over.

The first floor landing leads to the three bedrooms and the bathroom and has a built in cupboard for storage and a loft hatch. The main bedroom is an excellent double with built in wardrobes and an ensuite shower room that has a walk in shower enclosure with an electric shower and sliding screen door, push flush W.C and a pedestal mounted

washbasin. Bedroom two is another great double bedroom with built in wardrobes with a pleasant outlook over the green. Bedroom three is a good single bedroom also to the front and could make for an excellent at home study too. The house bathroom continues the contemporary feel of the house with a panelled bath having a shower over and screen, and a wall hung washbasin and push flush W.C.

### Outside

To the front is a paved pathway with mature shrub borders and a tarmac driveway leads down the side providing off street parking and there is gated access to the rear garden. The rear garden is nice and private with a substantial paved patio area, ideal for entertaining, overlooking a lawned garden with a gravelled border with inset shrubs. There is also a garden shed for storage, a built in timber bin store and all enclosed by a fenced 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.

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:

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

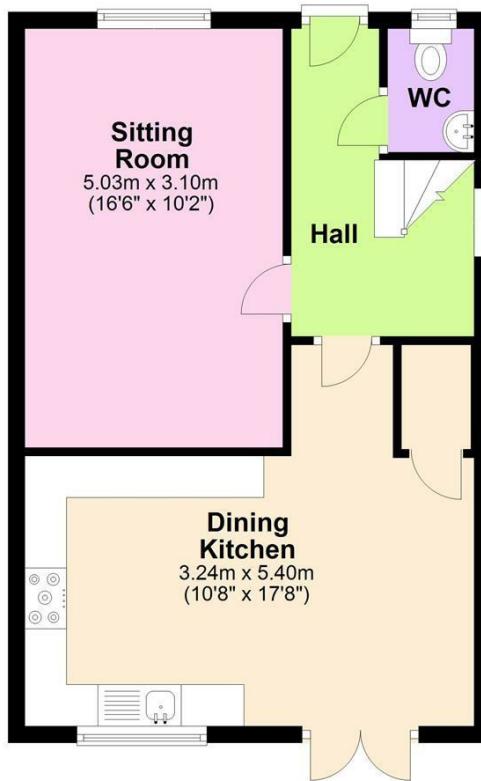
Restrictive Covenants: Not Known

## 20 FOUNDRY WAY, LEEMING BAR,



## Ground Floor

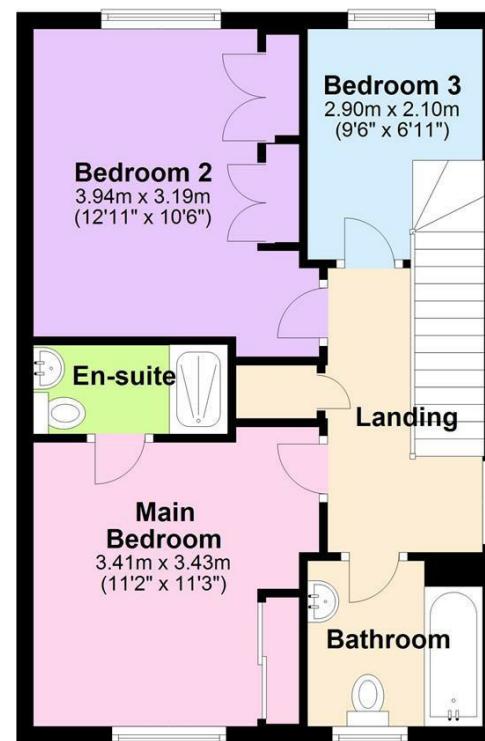
Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 90.5 sq. metres (973.9 sq. feet)

## First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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