



**13 MILLFIELD CLOSE, LEEMING  
NORTHLALLERTON, DL7 9SF**

**£200,000  
FREEHOLD**

A spacious 2 or 3 bedrooned detached bungalow ideal for Bedale, Northallerton and junction 51 of the A1(M). The property is ready for modernising and benefits from an enclosed rear garden, off street parking and garage plus an air source heat pump.

**NORMAN F.BROWN**

Est. 1967

## 13 MILLFIELD CLOSE, LEEMING

• 2 or 3 Bedrooms • Spacious Detached Bungalow • Ready For Modernising • Off Street Parking & Garage • Air Source Heat Pump & Double Glazing • Great Layout • Enclosed & Private Rear Garden • Ideal For Bedale, Northallerton & Junction 51 Of The A1(M) • Video Viewing Tour Available • Enquire Today For Your Personal Viewing



### Description

This spacious bungalow is perfect for those looking to put their own stamp on a home. Located in a quiet cul de sac, the property is ideal for Bedale, Northallerton or junctions 50 and 51 of the A1(M).

The bungalow opens into a central hallway which leads to the kitchen, the bedrooms and bathroom, with a built in coat cupboard providing storage. The kitchen comprises of a range of wall and base units with a work surface over having tiled splashback and a one and a half bowl sink. There are built in appliances including a fridge, freezer, an electric oven with a microwave over and a four ring electric hob with a stainless steel splashback and an extractor hood over. There is also a useful pantry cupboard and a door to the rear porch. The rear porch opens out to the garden and has a work surface with spaces under for a washing machine and dishwasher. Off the kitchen is also the 'l' shaped living room which has a door out to the garden and space for a dining table and chairs plus sofas and an electric fire provides a cosy feel.

Bedroom one is a good double bedroom with a bank of built in wardrobes and bedroom two is a smaller double, perfect for guests. Bedroom 3 is an excellent double that has been used as a snug and also, via French Doors, leads through to a spacious conservatory, again opening out to the garden. The

bathroom is an excellent size and includes a tile sided bath with an electric shower over and a folding screen, a pedestal mounted wash basin and a low level W.C plus a built in cupboard for yet more storage.

### Outside

There is an attractive lawned frontage having some inset shrubs with a walled boundary and a hard standing driveway provides off street parking to the side leading to the garage. The garage has an up and over door, lighting and power points.

There is gated access to the rear garden from the driveway, which is mainly lawned with a paved seating area ideal for entertaining with a pleasant outlook over the fields beyond. There are a range of inset shrubs, a garden shed and all enclosed by hedged and walled boundaries.

### Location

Leeming lies a mile east of the current A1M road, south of the larger village of Leeming Bar and north of the small hamlet of Londonderry, also nearby is the RAF base of RAF Leeming. Leeming is also situated approximately 3 miles east from Bedale, which is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have

been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Teesside International Airport and Leeds Bradford airport are both within an hour's drive away.

#### 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: Non Standard (Timber Frame)

Conservation Area - No

#### Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Air Source Heat Pump

Water – Immersion Heater (in the loft)

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)

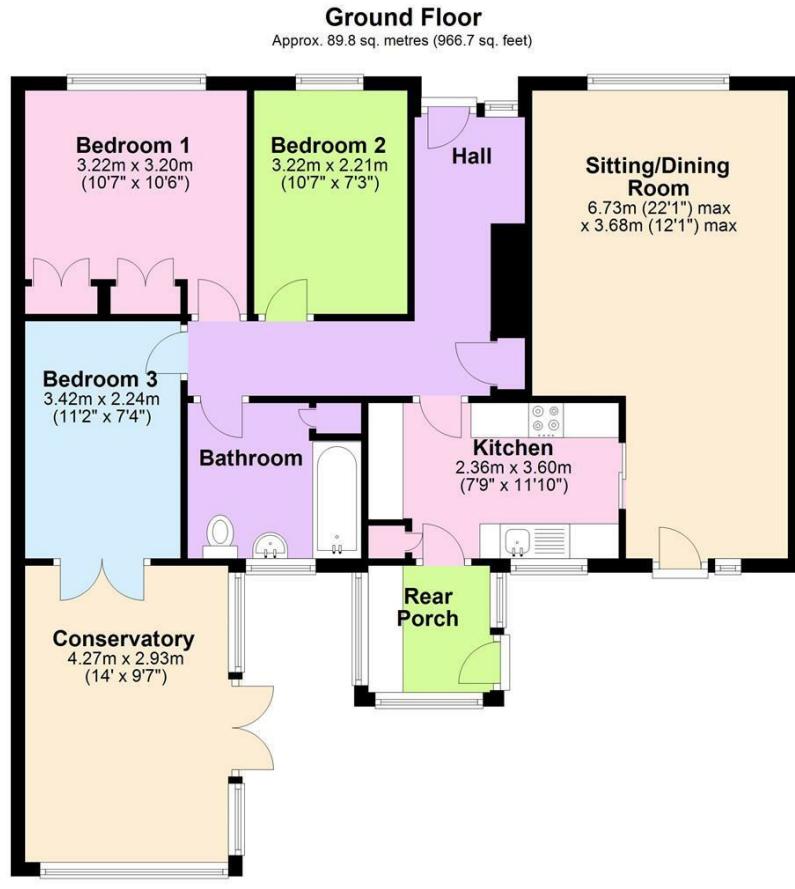
Flood Risk:

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

Restrictive Covenants: Not Known

#### 13 MILLFIELD CLOSE, LEEMING





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(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

Bedale Office Sales  
6 Bridge Street  
Bedale  
North Yorkshire  
DL8 2AD

01677 422282  
bedale@normanfbrown.co.uk  
www.normanfbrown.co.uk

**NORMAN F.BROWN**

Est. 1967