



26 FOUNDRY WAY, LEEMING BAR

NORTHALLERTON, DL7 9EJ

£240,000
FREEHOLD

A contemporary styled three bedroom semi detached house with a great layout including a stunning dining kitchen opening to the rear garden. The house is located in a well served village between Bedale & Northallerton with junction 51 of the A1(M) also close by. Other benefits include a main bedroom with en suite, off street parking, gas fired heating and double glazing.

NORMAN F. BROWN

Est. 1967

26 FOUNDRY WAY, LEEMING BAR

- Three Bedrooms With A Great Layout • Semi Detached House • Enclosed Rear Garden • Off Street Parking • Convenient & Well Served Village Location • Close To Bedale, Northallerton & Junction 51 Of The A1(M) • Gas Fired Heating & Double Glazing • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This excellent three bedroom semi detached home is located in a popular residential area close to the heart of this well served village overlooking the development green. The property has a contemporary style with a great layout perfect for modern lifestyles.

The property opens into a bright hallway which leads to the sitting room and dining kitchen and has a useful downstairs W.C off it and clever in built storage under the stairs. The sitting room is a bright and spacious yet cosy room perfect for evenings or family time. To the rear of the property is a stunning dining kitchen that is perfect for entertaining and opens to the rear garden via French doors off the dining area. The dining area has space for a 6 person dining table and chairs with a built in cupboard providing useful storage and the kitchen itself has a range of handleless wall and base units, granite worktop, matching upstand, and an inset one and a half bowl sink with a drainer. There are built in appliances including an electric oven, a 4 ring electric hob with an extractor over plus a matching granite splashback. There are also integral appliances including a fridge freezer, dishwasher and washing machine too.

To the first floor the landing has another storage cupboard and a loft hatch. The main bedroom is an excellent double to the rear with built in wardrobes

and an en suite shower room comprising of a walk in shower enclosure with electric shower, a push flush W.C and a pedestal mounted washbasin. Bedroom two is another great double bedroom to the front of the house with fitted wardrobes and bedroom three is also to the front being a great single bedroom or smaller double but would also make a good study for those that work at home. The house bathroom comprises of a panelled bath with a shower over and screen plus a wall hung washbasin and push flush W.C.

Outside

To the front is a tarmac driveway providing off street parking that leads down the side of the house where there is gated access to the rear garden. The enclosed rear garden has a paved seating area off the French doors from the dining area overlooking a lawn. There is also a substantial garden shed and store providing more storage and all enclosed by fenced boundaries.

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: approx £100pa

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

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

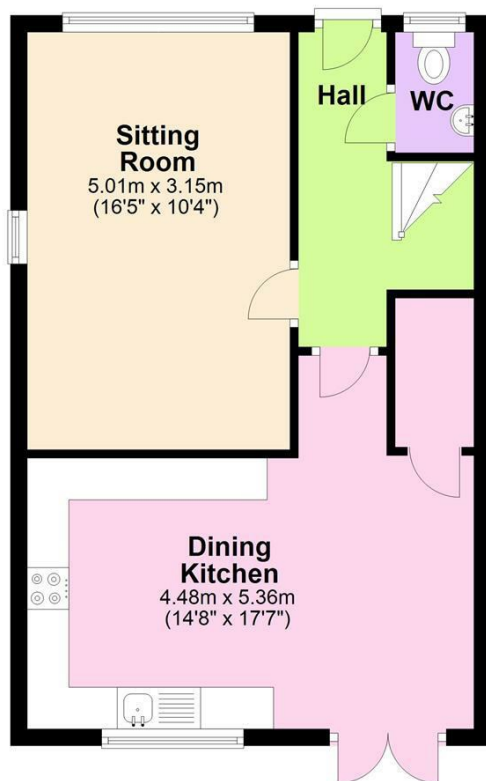
Restrictive Covenants: Not Known

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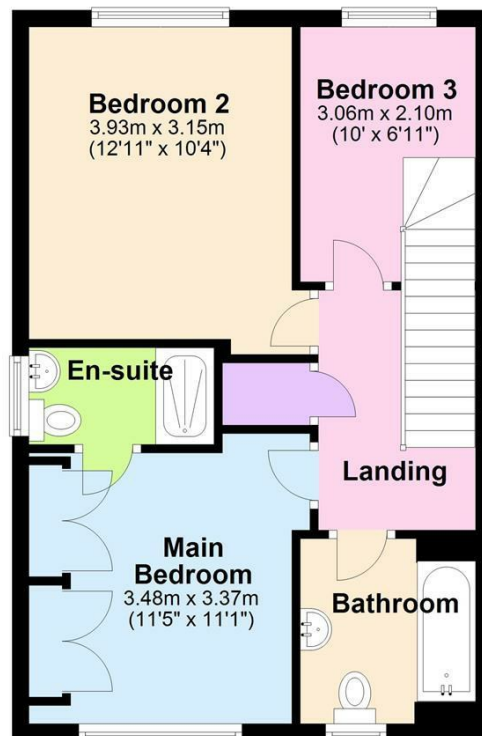
Ground Floor

Approx. 44.7 sq. metres (481.7 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.7 sq. feet)



Total area: approx. 89.5 sq. metres (963.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(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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