



7 GLEBE SQUARE

LEEMING BAR, NORTHALLERTON, DL7 9AF

£260,000
FREEHOLD

A superb opportunity to purchase a refurbished and extended semi detached home located in a quiet cul de sac close to the heart of the village, ideal for Bedale, Northallerton & Junction 51 of the A1(M). The property benefits from a great layout with a contemporary style, large rear garden to make your own plus off street parking and a garage.

NORMAN F. BROWN

Est. 1967

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- Three Bedrooms • Semi Detached House • Substantial Garden • Garage & Off Street Parking • Refurbished and Extended Home • Great Layout With A Contemporary Style • Gas Fired Heating & Newly Installed Double Glazing • No Onward Chain • Close To Bedale, Northallerton & Junction 51 Of The A1(M) • Video Tour Available



Description

This great home has been refurbished and extended by the current owner to provide a superb home that will suit modern lifestyles with a large corner garden. Nestled away in the corner of a quiet cul de sac close to the heart of this well served village the property is conveniently located for access to Bedale, Northallerton and Junction 51 of the A1(M).

The property opens into a central hallway with the stairs to the first floor. To the left of the hall is a snug that would make a great playroom too that has a fire place with stone surround and hearth that could be re instated to have an open fire or log burner. To the right of the hall is a cosy sitting room with attractive wood flooring and a gas fire with wooden surround making a cosy room for evenings or relaxing. The sitting room is open to a study area, perfect for those who work from home, where there is box shelving and an understairs cupboard for storage. Also off the study area is a useful downstairs W.C with a pedestal mounted wash basin and a low level W.C. The study is then open to the dining kitchen which has space for a large dining table and chairs with French doors out to the rear garden and Velux windows ensuring a lovely bright space for entertaining or for family time. The kitchen itself has a range of handleless wall and base units with a work top and tiled splashbacks and a single ceramic sink with draining board. There are spaces for a freestanding cooker with gas and

electric feeds and an extractor hood over with further spaces for a dishwasher and an American style fridge freezer. Also off the kitchen is a door out to the driveway, a cloak cupboard which provides space for hanging coats and storing shoes and a utility room which has plumbing for a washing machine/dryer and shelving for extra storage.

The first floor landing leads to the three good sized bedrooms and the family bathroom. Bedrooms one and two are both great doubles with built in storage over the stairs and bedroom three is a smaller double to the rear with an attractive outlook over the gardens. The family bathroom has a contemporary style with a panelled bath, pedestal mounted washbasin and a low level W.C plus a walk in shower with screen, fixed and hand held shower.

Outside

The front has a gravelled driveway to the side of the house (with access through the kitchen at the side), providing off street parking and leads down to the garage which has double timber doors and power points. Gated access leads to the substantial rear garden which provides a blank canvass for buyers to make their mark onto what could be a fantastic lifestyle garden. The garden is mainly lawned with shrub borders and fenced and hedged boundaries with a large timber built shed providing a separation to a vegetable garden which could be re instated.

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

Extensions/Additions: Ground Floor, as of 14.5.24, the refurbishment is not quite complete, but the owners outstanding jobs will be finished prior to any completion of a sale.

Planning Permission Required No, within permitted development.

Building regs Required No Certificate No

Conservation Area - No

The Property Is a ex local authority property.

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband: Current supplier is Sky

Checker: www.checker.ofcom.org.uk

Mobile:

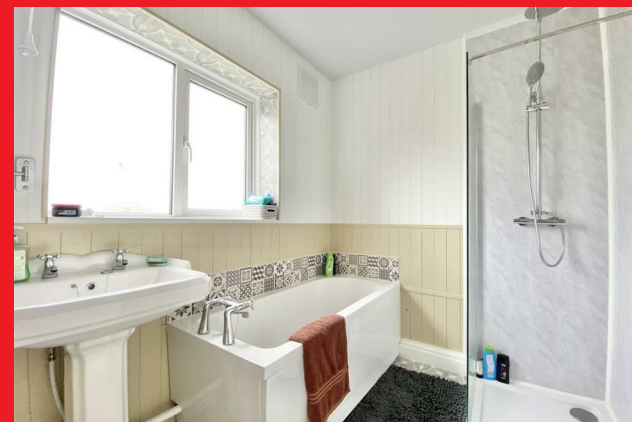
Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

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

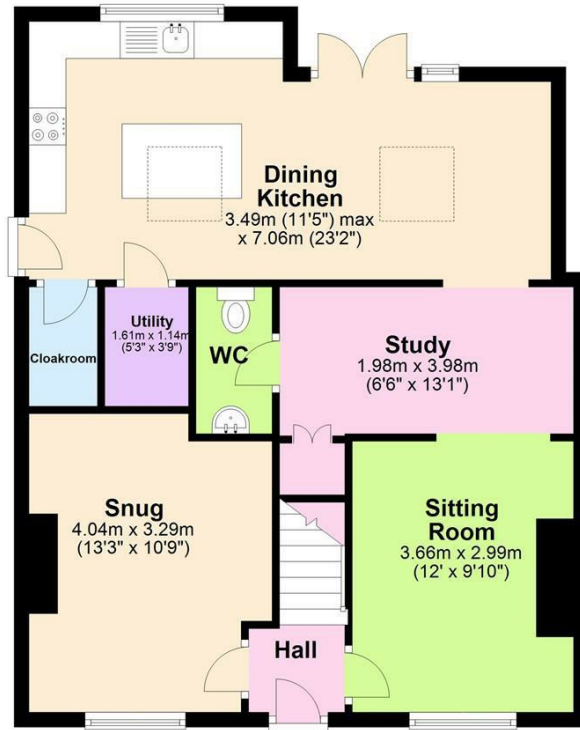
Restrictive Covenants:

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Ground Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 107.1 sq. metres (1152.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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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