



**11 BEDALE ROSE AVENUE, LEEMING BAR**  
**NORTHALLERTON, DL7 9FA**

**£290,000**  
**FREEHOLD**

A spacious four bedroom detached home located in a well served village close to Bedale, Northallerton and Junction 51 of the A1(M). The property offers a great layout, perfect for modern lifestyles with a private rear garden overlooking open fields beyond plus there is off street parking and a garage.

**NORMAN F. BROWN**

Est. 1967

## 11 BEDALE ROSE AVENUE, LEEMING BAR

• 4 Bedroom Detached Home • Quiet Cul De Sac  
Location • Integral Garage & Off Street Parking • Great  
Layout • Contemporary Style • Private Rear  
Garden • Well Served & Convenient Village  
Location • Ideal For Bedale, Northallerton & Junction 51  
Of The A1(M) • Video Tour Available • Enquire Today For  
Your Personal Viewing



### Description

This four bedroom detached home offers well presented accommodation with a great layout, private rear garden with lovely views to the rear.

The house opens into a central hallway which has space for hanging coats, plus a power point for a stair lift if required and leads through to the sitting room which is a bright yet cosy space set to the front of the house with a useful understairs cupboard for storage. Across the rear of the house is a spacious dining kitchen ideal for family time or for entertaining with the dining area having French doors out to the rear garden, space for a large dining table and chairs and is separated from the kitchen by a peninsula with breakfast bar. The kitchen comprises of a range of wall and base units with a work surface over having a matching upstand and a one and a half bowl sink. There are integrated appliances including a fridge freezer, dishwasher plus an electric oven and grill and a four ring induction hob set into the peninsula with an extractor over. Open to the kitchen is a utility area which has a work top with spaces under for a washing machine and tumble dryer and there is also a door out to the rear garden. Also off the utility area is a useful downstairs W.C.

To the first floor the landing opens to the four bedrooms and the house shower room and has loft access via a hatch. The main bedroom is an

excellent double to the front with a space for a dressing table and wardrobes plus an en suite comprising of a shower enclosure with folding screen door, electric shower, wall hung wash basin and push flush W.C. Bedroom two is another excellent double to the front with bedrooms three and four situated to the rear, both smaller doubles with attractive views over open fields to the rear. The house shower room has a large walk in enclosure with a screen plus a wall hung wash basin and push flush W.C.

### Outside

The property has an attractive lawned frontage with a tarmac driveway providing off street parking leading to the spacious integral garage which has an electric roller door, lighting and power points. A side gate leads to a path (where bins can be stored) round to the rear garden which is lovely and private and faces approximately south. The garden is all enclosed by a fenced boundary with a paved patio area across the rear of the house overlooking a lawn making the garden ideal for entertaining or for families.

### 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

Community Charge:

Construction: Standard

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Current Provider:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Current Provider(s):

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

House Signal Black Spots –

Flood Risk: Low

Restrictive Covenants:

#### 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.

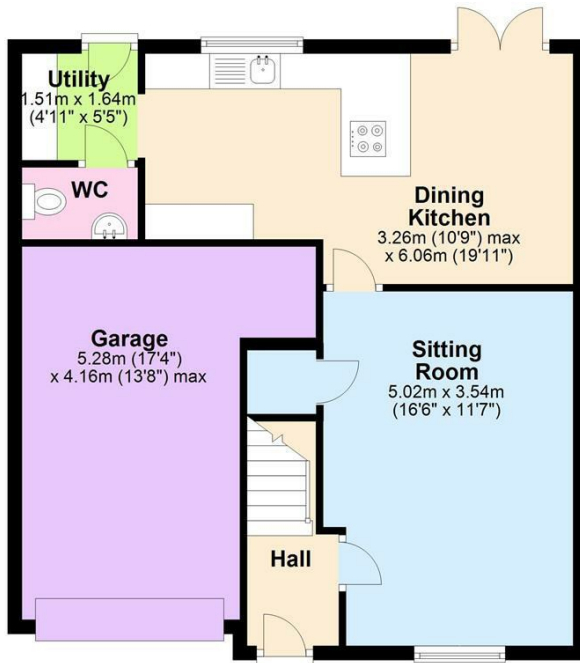
The bus routes provide easy access to the market towns of Bedale and Northallerton, 2 and 7 miles respectively. The A684 bypass was opened in August 2016, with Coneygarth service station and access to both the A684 and A1(M) junction 51, just north of the village. Northallerton provides main line train links to Darlington, Newcastle, York and London.

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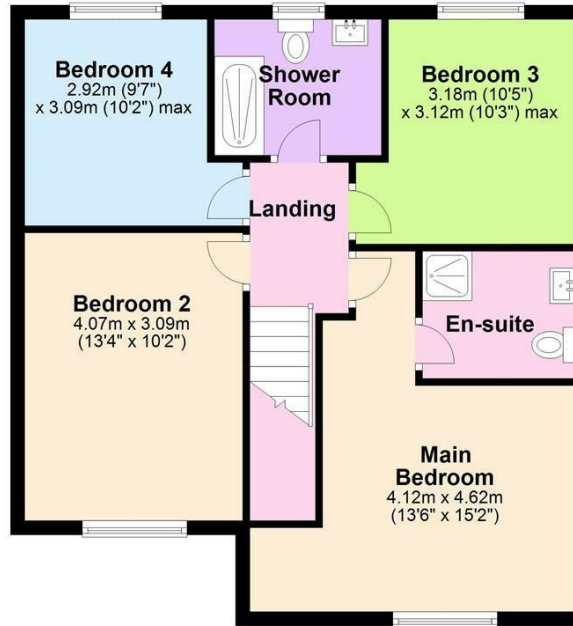
### Ground Floor

Approx. 63.7 sq. metres (685.9 sq. feet)



### First Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



Total area: approx. 125.0 sq. metres (1345.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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