



16B LOW STREET, LEEMING BAR,
NORTHALLERTON
O.I.R.O £270,000



Northallerton
Estate Agency



Low Street

Northallerton, DL7 9BN

THIS IS A MODERN BRICK BUILT 3 BEDROOM SEMI DETACHED HOUSE IN A FANTASTIC LOCATION WITH LINKS TO A1 AND A19, GOOD OFSTED RATED SCHOOLS AND THE SMALL MARKET TOWN OF BEDALE ONLY 3 MILES AWAY. THIS PROPERTY MUST BE SEEN TO BE APPRICIATED.

- GAS FIRED CENTRAL HEATING
- GARDEN ENTERTAINMENT AREA
- SOUGHT AFTER LOCATION
- SNUG
- EN-SUITE TO MASTER
- WOOD BURNING FIRE



ENTRANCE HALL

RADIATOR, CEILING LIGHT POINT, WOOD FLOORING AND STAIRS UP TO 1ST FLOOR.

DOWNSTAIRS WC

USEFUL WC WITH WASH BASIN AND MIXER TAP, CEILING LIGHT POINT AND SHELIVING

SITTING ROOM

A GOOD SIZED ROOM WITH WOOD FLOORING A FEATURE FIREPLACE WITH WOOD BURNING STOVE AND SLATE HARTH, 2 X RADIATORS AND A MEDIA WALL THIS ROOM ALSO HAS TV AND PHONE POINTS.

KITCHEN DINER

THE KITCHEN IS A LIVING DINING AND FAMILY SPACE WITH CREAM COLOURED WALL AND BASE UNITS, GRANITE WORK SURFACE, INSET NEF 4 RING HOB AND NEF OVEN BELOW. THERE IS AN INTERGRATED FRIDGE FREEZER AND DISHWASHER, SPACE FOR A WASHING MACHINE AND DOOR LEADING OUT IN THE GARDEN AREA. THERE IS A CUPBOARD HOUSING AN IDEAL COMBI BOILER AND THE ROOM FLOWS INTO THE DINING SPACE

DINING SPACE

HAS A CONTEMPORARY RADIATOR AND CEILING LIGHT POINT AND LEADS THROUGH INTO A SNUG / GARDEN ROOM

SNUG

SITUATED IN AN EXTENDED PART OF THE HOUSE WITH VELUX ROOF WINDOWS AND FRENCH DOORS INTO THE GARDEN THIS ROOM HAS LOTS OF NATURAL LIGHT.

LANDING

HAS A CUPBOARD AREA FOR EXTRA STORAGE AND LOFT ACCESS.

BEDROOM 1

CEILING LIGHT POINTS RADIATOR, TV POINT AND ENSUITE COMPRISING OF A MIRA MAINS SHOWER WASH BASIN AND WC WITH HEATED TOWEL RAIL AND EXTRACTOR

BEDROOM 2

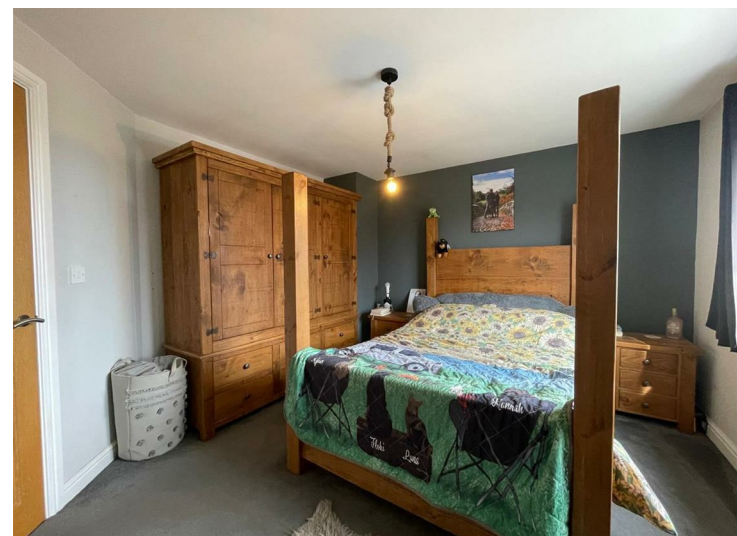
CEILING LIGHT POINT & RADIATOR

BEDROOM 3

CEILING LIGHT POINT AND RADIATOR

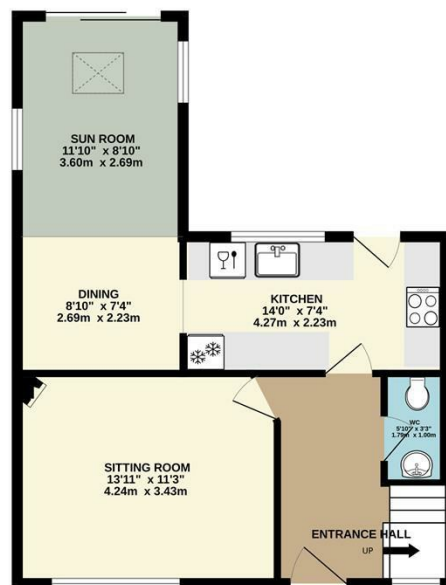
GARDEN

THE GARDEN HAS GATED ACCESS TO THE REAR PARKING SPACES, LAWNS AND ENTERTAINMENT AREA, COVERED BBQ SEATING AREA WITH STONE TOP BAR, SHED EXTENDING TO OPEN FRONT WOOD STORE AND A WOODEN SHED WITH POWER.

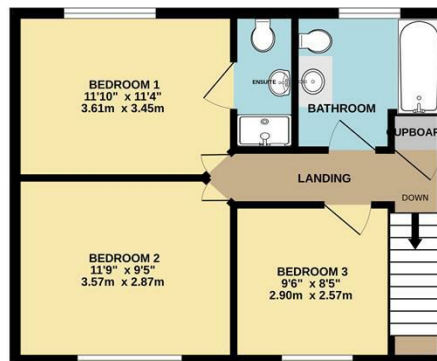


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



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TOTAL FLOOR AREA: 954 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very poor (worst) - least energy costs			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-10	G		
Not energy efficient - highest energy costs			
England & Wales		EU Directive 2002/91/EC	

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