



7 GLEBE SQUARE, LEEMING BAR,
NORTHALLERTON
OFFERS IN THE REGION OF £235,000



Northallerton
Estate Agency



Glebe Square

Northallerton, DL7 9AF

PROPERTY COMPRISES OF RED BRICK BUILT WITH CLAY TILE ROOF, 3-BEDROOM SUBSTANTIAL SEMI-DETACHED FAMILY HOUSE SITUATED IN A GENEROUS CORNER PLOT IN A QUIET YET ACCESSIBLE RESIDENTIAL AREA OF LEEMING BAR. PROPERTY IS UVPC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING.

- 3 BEDROOMS
- VILLAGE LOCATION OF LEEMING
- PERFECT FAMILY HOME
- SEMI-DETACHED HOUSE
- NO CHAIN
- LOW COUNCIL TAX BAND C



ENTRANCE

COME IN THROUGH UVPC DOOR WITH UPPER LIGHT, TILED FLOOR, STAIRS TO FIRST FLOOR, CEILING LIGHT POINT, DOOR INTO SITTING ROOM.

SITTING ROOM

CHIMNEY BREAST WITH STONE FRONTED SLATE HEARTH, FIREPLACE WITH OAK MANTLE SHELF AND INSET OPEN GRATE, DOUBLE RAD, CEILING LIGHT POINT, TV POINT.

LIVING ROOM

BT OPENREACH POINT, POLISHED WOOD FLOOR, DOUBLE RAD, CEILING LIGHT POINT, COVED CEILING, CHIMNEY BREAST WITH OAK SURROUND, COPPER HEARTH AND BACKPLATE, HEARTH MOUNTED BAXI FIRE, ARCHWAY THROUGH IN TO INNER SEATING AREA WITH BUILT IN SHELVING, POLISHED WOOD FLOOR, CEILING LIGHT POINT, ACCESS TO UNDERSTAIRS STORE CUPBOARD, INTERNAL DOOR GIVING ACCESS TO W/C

W/C

DUO FLUSH TOILET WITH MATCHING PEDESTAL WASH-BASIN, WALL MOUNTED HEATED TOWEL RAIL, CEILING LIGHT POINT, WALL MOUNTED MIRROR FRONTED BATHROOM CABINET.

DINING ROOM

FULL HEIGHT UVPC FRENCH DOORS OUT TO REAR, VELUX ROOF LIGHT, 2 CEILING LIGHT POINT, DOUBLE RAD, SPACE FOR LARGE APPLIANCE, WOODEN FLOOR.

KITCHEN

RANGE OF WALL AND BASE UNITS, VELUX ROOF LIGHT, NUMEROUS CEILING LIGHT POINTS, TILED SPLASHBACKS, WOODEN WORKSURFACES WITH INSET SINGLE DRAIN SINGLE BOWL ENAMEL SINK UNIT WITH QUALITY MIXER TAPS OVER, SPACE AND PLUMBING FOR GAS OR ELECTRIC COOKER, SPACE AND PLUMBING FOR WASHING MACHINE OR DISHWASHER, CONTEMPORARY FULL HEIGHT RADIATOR, DOOR THROUGH INTO USEFUL RECESSED UTILITY ROOM.

UTILITY

CEILING LIGHT POINT, SPACE AND PLUMBING FOR WASHING MACHINE, SPACE FOR DRYER, SHELVING AROUND, CEILING LIGHT POINT.

BEDROOM1

CEILING LIGHT POINT, RADIATOR, BUILT IN WARDROBE CUPBOARD.

BEDROOM2

CEILING LIGHT POINT, RADIATOR, BUILT IN WARDROBE CUPBOARD.

BEDROOM3

CEILING LIGHT POINT, RADIATOR.

BATHROOM

WOOD PANELLED WALLS, TILED FLOOR, BATH WITH MIXER TAP OVER, PEDESTAL SINK WITH QUALITY TAPS, DUO FLUSH TOILET, PANELLED SHOWER WITH MAINS CONTROLLED THERMOSTATIC SHOWER WITH ADDITIONAL DETACHABLE SHOWER HEAD.

GARDEN

TO THE FRONT OF THE PROPERTY THERE IS A GARDEN WITH SHRUB BOARDERS AND CENTRAL POND, CONCRETE WALKWAY TO FRONT DOOR, CHIPPINGS TO THE REST OF THE FRONT RUNNING ROUND THE SIDE WITH FLAGGED AREA, HARDSTANDING FOR MULTIPLE VEHICLES, GIVING ACCESS TO A DETACHED GARAGE. WOODEN GATE INTO THE REAR GARDEN WHICH IS OF A GENEROUS SIZE, HEDGED AROUND WITH 2 RAISED SEATING AREAS, PERGOLA AND MAIN AREA OF LAWNED GARDEN WITH SHRUB BOARDERS. PROCEEDING TO ONE SIDE THERE IS A STONE WALKWAY LEADING TO A REAR AREA WITH A WOODEN CONSTRUCTION SHED WITH TWIN DOORS TO FRONT, WIND AND WEATHER TIGHT. BEHIND THAT IS A FORMER AREA OF GARDEN, PREVIOUSLY LAID TO VEG PATCH, CURRENTLY RETURNED TO NATURE, COULD PROVIDE NICE ADDITIONAL AREA FOR THE PROPERTY.

GARAGE

TWIN DOORS TO FRONT

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

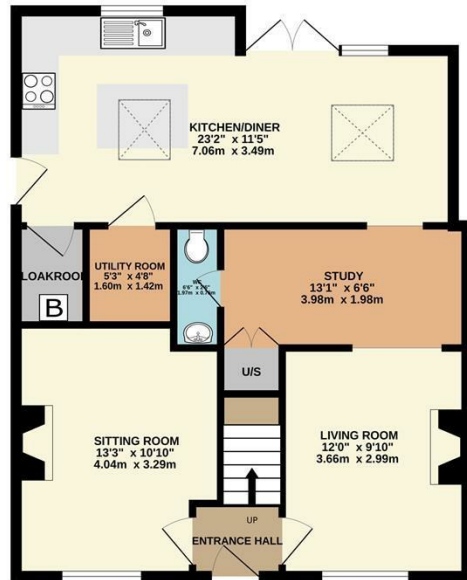
NYCC TAX BAND - c

EPC - d

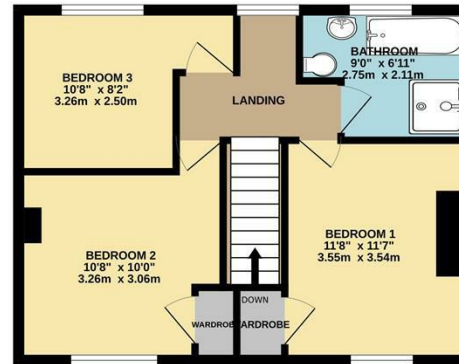


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



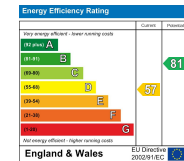
1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1109 sq.ft. (103.0 sq.m.) approx.

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