



**17 MATTISON CLOSE**  
**LEEMING BAR, NORTHALLERTON, DL7 9ED**

**£220,000**  
**FREEHOLD**

Offered For Sale with no onward chain, this three bedroom detached house is nicely positioned in a quiet cul de sac close to the heart of this well served village which is ideal for Bedale, Northallerton & Junction 51 of the A1(M). The property benefits from an excellent rear garden, off street parking, garage and has a great layout to suit modern lifestyles.

**NORMAN F. BROWN**

Est. 1967

# 17 MATTISON CLOSE

- Three Double Bedrooms • Detached House • Quiet Cul De Sac Position • Excellent Garden • Great Layout • Off Street & Garage • Village Location With Fantastic Amenities • Close To Bedale, Northallerton & Junction 51 Of The A1(M) • Video Tour Available • Enquire Today For your Personal Viewing



## Description

This three bedroom detached home is nicely positioned in a quiet cul de sac conveniently close to the heart of this well served village, which is great for access to Northallerton, Bedale and Junction 51 of the A1(M).

The property opens into a hallway which has a switchback staircase to the first floor, a useful understairs cupboard, and a downstairs W.C. The main rooms to the ground floor have an open layout so ideal for entertaining or for family time, with the sitting room to the front having an electric fire for cosy evenings leading through to a dining room. The dining room has space for a 6 person table and chairs and opens to the rear garden via French doors. The kitchen is open to the dining room and has a range of wall and base units with a work surface over having tiled splashbacks and a single sink with drainer. There is a 4 ring gas hob with an extractor hood over and an electric oven under. There are also spaces for a washing machine and undercounter fridge and freezer.

The first floor landing leads to the three bedrooms and the house bathroom. bedroom one is to the rear and is an excellent double with a pleasant outlook over the rear garden. bedroom two is another great double to the front and bedroom three is a smaller double to the rear, again, with a pleasant outlook over

the rear garden. The main bathroom is spacious and comprises of a panelled bath with an electric shower over and screen plus a push flush W.C and a pedestal mounted wash basin.

Outside is a lawned frontage with gated access to the side for the rear garden and a tarmac driveway providing off street parking leading to the attached garage. The garage itself is excellent for storage or for parking a car with an up and over door, lighting and power points and a personal door to the rear. To the rear is a lawned garden with a paved seating area to the back of the house for entertaining 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

The house can be sold as 100% to anyone or between 25% -75% to people who qualify for shared ownership with together homes.

Tenure – We are advised by the vendor that the property is Freehold at 100% or Leasehold for the shared ownership options.

Example rent at 25% Ownership - £321 per month

Lease length 125 years from 14.6.2019

Community Charge (Only Applicable If 100% share Purchased): TBC

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Current Provider: One Stream (BT)

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

Mobile: Not Known

Current Provider(s):

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

House Signal Black Spots – None

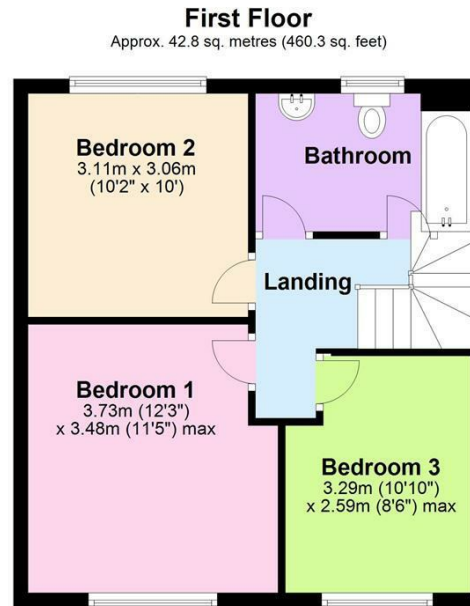
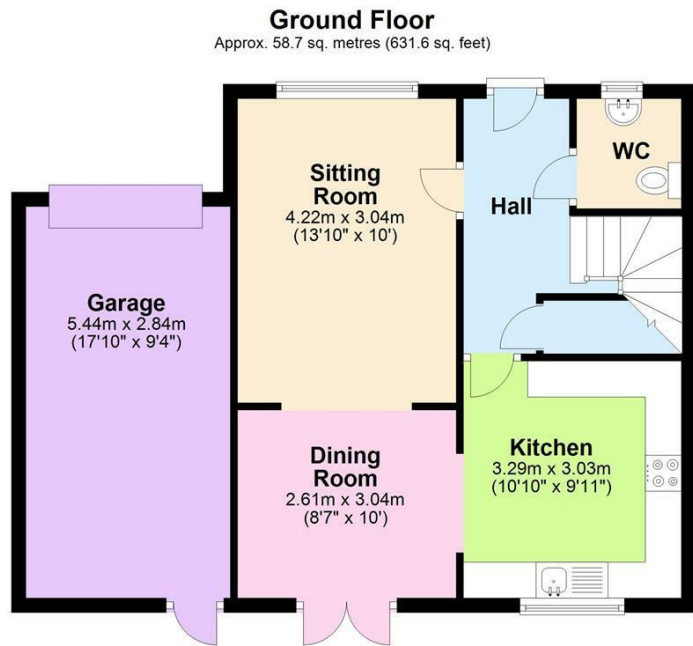
Flood Risk:

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

Restrictive Covenants: Not Known

## 17 MATTISON CLOSE





Total area: approx. 101.4 sq. metres (1091.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>82</b>
(55-68) <b>D</b>		<b>69</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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