



**2 FOUNDRY WAY, LEEMING BAR,
NORTHALLERTON, DL7 9EJ**

**£220,000
FREEHOLD**

A contemporary styled, double fronted three bedroom semi detached house with a great layout including a stunning dining kitchen. The house is located in a well served village between Bedale & Northallerton with junction 51 of the A1(M) also close by. Other benefits include an enclosed garden, off street parking, gas fired heating and double glazing.

NORMAN F. BROWN

Est. 1967

2 FOUNDRY WAY, LEEMING BAR,

- Three Bedrooms • Double Fronted Semi Detached Home • Modern Style • Excellent Layout • Private & Enclosed Garden • Off Street Parking • Close to Bedale, Northallerton & Junction 51 Of The A1(M) • Well Served Village Location • Video Tour Available • Enquire Today For your Personal Viewing



Description

This excellent double fronted three bedroom semi detached home is located in a popular residential area close to the heart of this well served village. The property has a modern and contemporary style with a great layout perfect for modern lifestyles.

The property opens into a bright hallway which leads to the spacious and bright sitting room and dining kitchen, there is also a useful downstairs W.C and clever in built storage under the stairs. The stunning dining kitchen is perfect for entertaining and opens to the garden via French doors off the dining area. The dining area has space for a 6 person dining table and chairs and the kitchen itself has a range of wall and base units with a worktop over having a matching upstand and tiled splashback and an inset one and a half bowl sink with a drainer. There are built in appliances including an electric oven and a 4 ring gas hob with an extractor over plus a tiled splashback. There are also integral appliances including a fridge freezer, dishwasher and there is a space for a washing machine too.

To the first floor the landing has a loft hatch with drop down ladder to the partly boarded loft. The main bedroom is spacious and bright and is an excellent double to the front and Bedroom two is another great double bedroom with dual aspect windows. Bedroom three is a great single bedroom but would also make

a good study for those that work at home. The house bathroom comprises of a panelled bath with a shower over and screen plus a wall hung wash basin and push flush W.C.

Outside

To the rear of the garden is a tandem tarmac driveway providing off street parking with gated access into the garden at the side of the property. The enclosed garden has a paved seating area overlooking a lawn and there is also a garden shed providing storage and all enclosed by fenced boundaries.

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.

Community Charge: £100pa

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Current Provider: Not Known

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit 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

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.

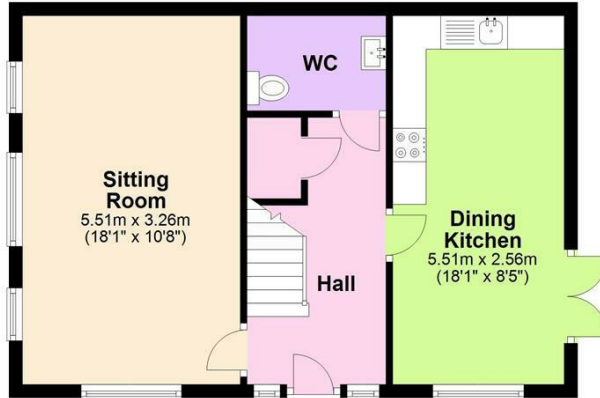
The bus routes provide easy access to the market towns of Bedale and Northallerton, 2 and 7 miles respectively. The A684 bypass was opened in August 2016, with Coneygarth service station and access to both the A684 and A1(M) junction 51, just north of the village. Northallerton provides main line train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

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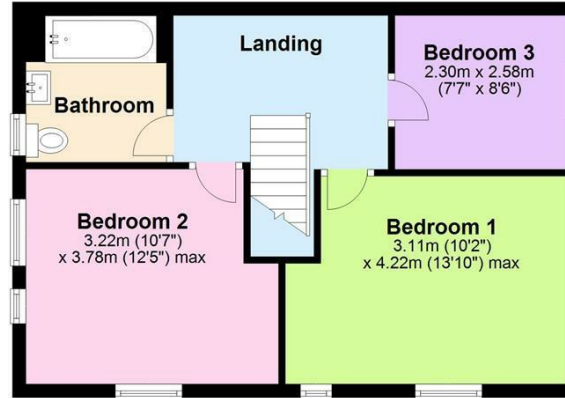
Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 89.3 sq. metres (960.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(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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