



**44 ROMAN ROAD, LEEMING,  
NORTHALLERTON, DL7 9SP**

**£180,000  
FREEHOLD**

A spacious mid terraced home, conveniently located in the village of Leeming, close to Bedale, Northallerton and Junction 51 of the A1(M). The property has an excellent layout, ideal for modern lifestyles and also benefits from a gas fired heating system, rear garden plus a garage and off street parking.

**NORMAN F. BROWN**

Est. 1967

# 44 ROMAN ROAD, LEEMING,

- Three Bedrooms • Spacious Mid Terraced House • Village Location • Close To Bedale, Northallerton And Junction 51 Of The A1(M) • Gas Fired Heating & Double Glazing • Garage & Off Street Parking • Rear Garden • No Onward Chain • Enquire Today For Your Personal Viewing • Video Tour Available



## Description

This spacious home has an attractive frontage and is located in the highly convenient village of Leeming close to Bedale, Northallerton and Junction 51 of the A1(M).

The property opens into a spacious hallway with stairs to the first floor and space for hanging coats and storing shoes. The hallway opens into the sitting room which again is spacious and bright with a bay window to the front and an electric fire providing cosiness. Off the sitting room to the rear is the dining kitchen which has room for a 6 person dining table and chairs, ideal for entertaining especially with a door out to the rear garden. The kitchen itself comprises of a range of wall and base units with a work surface having tiled splash backs and a single sink with a drainer. There are built in appliances including an electric oven and grill, a four ring electric hob with an extractor hood over and a dishwasher with spaces for a washing machine and tall fridge freezer.

To the first floor the landing has an airing cupboard for storage and a loft hatch to the part boarded loft. Bedrooms 1 and 2 are both excellent doubles and bedroom 3 is a great single that would also make a useful office for those who work from home. The house bathroom comprises of a white 3 piece suite including a panelled bath with an electric shower over,

a push flush W.C and a washbasin set onto a vanity unit.

## Outside

The attractive frontage is laid mainly with slate clippings having flower borders an enclosed by walled and fenced boundaries. To the rear the garden has been designed for ease of maintenance with a central lawn having a paved patio around, ideal for sitting out or entertaining with fenced boundaries and gated access to the rear for the parking and garage. The garage has an up and over door plus lighting and power points and there is parking for 2 cars in front as well as unrestricted on street parking in front of the house.

## Location

Leeming lies a mile east of the current A1M road, south of the larger village of Leeming Bar and north of the small hamlet of Londonderry, also nearby is the RAF base of RAF Leeming. Leeming is also situated approximately 3 miles east from Bedale, which is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre

with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Teesside International Airport and Leeds Bradford airport are both within an hour's drive away.

#### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – B

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

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

Mobile:

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

Flood Risk:

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

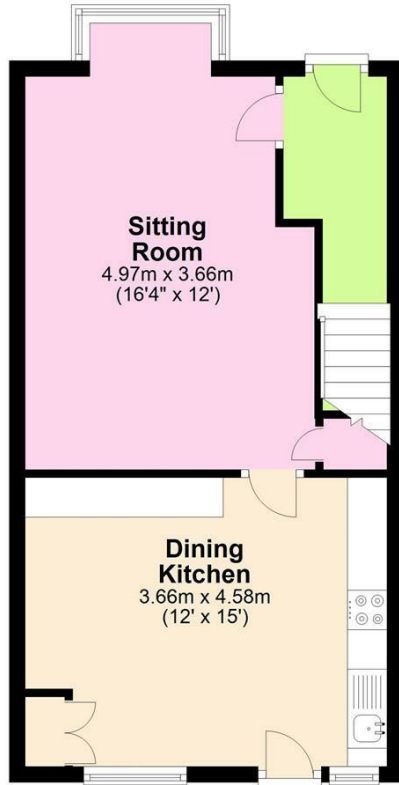
Restrictive Covenants: Not Known

## 44 ROMAN ROAD, LEEMING,



### Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 80.5 sq. metres (866.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>66</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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