



14 ST. JOHNS ROAD, LEEMING
NORTHALLERTON, DL7 9SQ

£235,000
FREEHOLD

A superb 2 double bedroom semi detached bungalow located in the conveniently positioned village of Leeming. The bungalow offers contemporary styled accommodation with a great layout and a superb garden with a covered entertaining area. Other benefits include a garage, off street parking plus a gas fired heating system and double glazing.

NORMAN F. BROWN

Est. 1967

14 ST. JOHNS ROAD, LEEMING

- Two Double Bedrooms • Semi Detached Bungalow • Contemporary Style • Excellent Garden With Covered Entertaining Area • Garage & Off Street Parkin • Close To Bedale, Northallerton & Junction 51 Of The A1(M) • Gas Fired Heating & Double Glazing • Great Layout • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This superb bungalow offers a great lifestyle with a modern style and great garden.

The property opens into a central hallway which has a useful cupboard for storage and a loft hatch with a drop down ladder for the partly boarded loft which also has a useful light.

The sitting room is to the front and is an excellent size perfect for cosy evenings or for family time. To the rear is the dining kitchen which has space for a dining table and chairs and comprises of a range of shaker style wall and base units with a work surface over having tiled splashback and a one and a half bowl ceramic sink. There are spaces for an American style fridge freezer, washing machine and a range style cooker with gas and electric connection. There is also a door to the covered outside entertaining area and garden. Bedroom one is to the front and is an excellent double and bedroom two is to the rear overlooking the gardens, another great double bedroom. The shower room, again has a contemporary style and comprises of shower enclosure with fixed and handheld heads and double sliding screen doors, a pedestal mounted washbasin and a push flush W.C.

Outside

To the front is a lawned garden with shrub borders and a hardstanding and gravelled driveway to the side provides off street parking. There is gated access to the rear garden and the covered entertaining area which comprises of a paved seating area with external power points and a covered pergola overlooking the rear garden, an ideal space to be outside all year round and for entertaining. The rear garden is enclosed by walled and fenced boundaries and is mainly lawned with mature shrub borders and a central paved patio and to the bottom of the garden is another covered paved seating area which has double gates to the side lane providing access to the garage. The garage has double timber doors, lighting and power points.

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 – C

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

Construction: Timber Frame

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

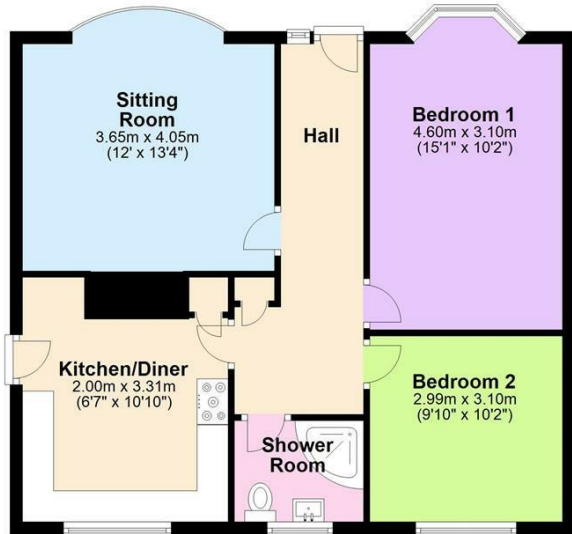
Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

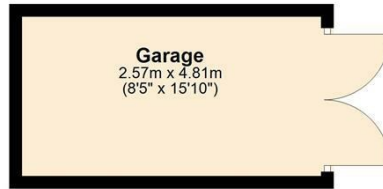
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Ground Floor
Approx. 68.2 sq. metres (733.9 sq. feet)



Garage
Approx. 12.3 sq. metres (132.9 sq. feet)



Total area: approx. 80.5 sq. metres (866.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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