



40 ROMAN ROAD, LEEMING NORTHALLERTON, DL7 9SP

£195,000
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 controllable electric heating system, rear garden plus a garage and off street parking.

NORMAN F. BROWN

Est. 1967

40 ROMAN ROAD, LEEMING

- Three Bedrooms • Enclosed Rear Garden • Allocated Parking & Garage • Spacious Accommodation • Great Layout • Close To Bedale, Northallerton & Junction 51 Of The A1(M) • No Onward Chain • Electric Heating & Double Glazing • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This spacious home offers well presented accommodation in a conveniently positioned village close to Bedale and Northallerton.

The house opens into a hallway which has space for hanging coats and the stairs to the first floor. The sitting room is nice and bright with wood flooring and a bay window to the front and has an under stairs cupboard for storage. To the rear of the house is the dining kitchen which has space for a central dining table and chairs making it ideal for entertaining or for family time. The kitchen itself comprises of a range of wall and base units with a work surface over having tiled splash backs and a single sink with draining board. There are integral appliances including a four ring electric hob with an extractor hood over and an electric oven under plus a fridge freezer. There are spaces for a washing machine, tumble dryer and a dishwasher too.

The first floor landing leads to the three bedrooms and bathroom and has a loft hatch and built in airing cupboard. Bedrooms one and two are both excellent doubles and bedroom three is a spacious single that could also be used as an at home office. The Bathroom comprises of a 'p' shaped bath with an electric shower over and screen plus a washbasin set into a vanity unit and there is also a push flush W.C and a Bluetooth speaker built into the ceiling.

Outside has an attractive frontage with a walled and fenced boundary. To the rear is an attractively paved yard, ideal for entertaining and all enclosed by a fenced and walled boundary. To the rear is the single garage which has an up and over door and a parking space in front plus a space to the rear of the house on street. There is also unrestricted on street parking to the front.

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: Electric Night Storage & Controllable Electric
Convactor Radiators

Water – Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

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

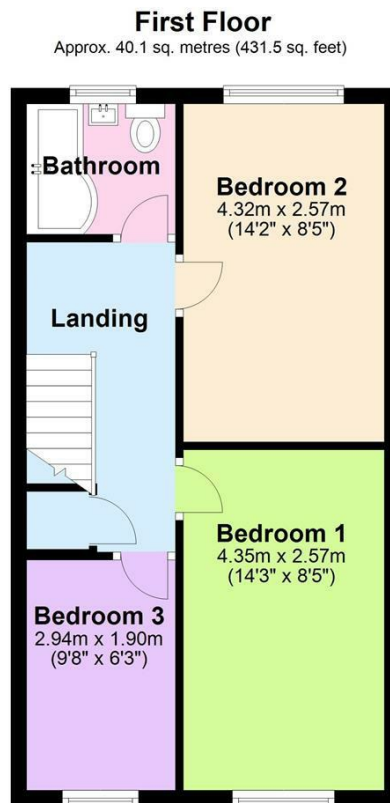
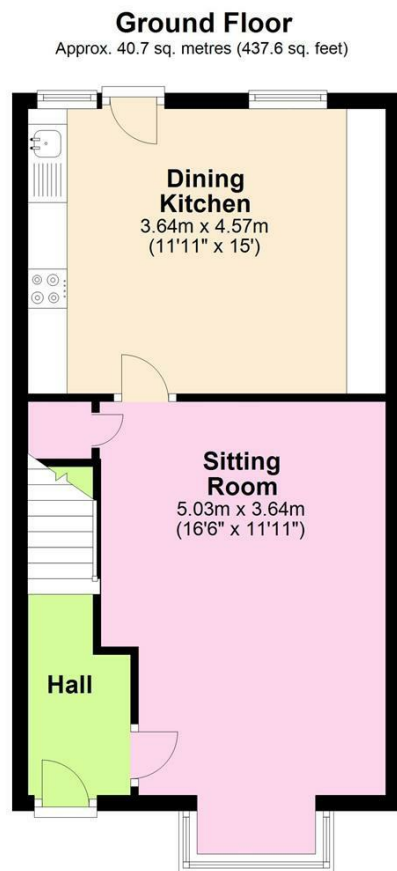
Flood Risk: Very Low

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

Restrictive Covenants: Not Known

40 ROMAN ROAD, LEEMING





Total area: approx. 80.7 sq. metres (869.1 sq. feet)



| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | G | |
| (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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

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