



**16 HARKNESS CLOSE, LEEMING BAR,
NORTHALLERTON, DL7 9BD**

**£215,000
FREEHOLD**

A spacious three bedroom detached bungalow located on the edge of a popular well served village in the corner of a cul de sac, ideal for Bedale, Northallerton & Junction 51 Of The A1(M). The property is in need of modernisation and benefits from off street parking, garage, corner plot garden and is offered for sale with no onward chain.

NORMAN F. BROWN

Est. 1967

16 HARKNESS CLOSE,

- Spacious Detached Bungalow • Three Bedrooms • In Need Of Modernisation • Corner Plot • Cul De Sac Position • Off Street Parking & Garage • Ideal For Bedale, Northallerton & Junction 51 Of The A1(M) • No Onward Chain • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This spacious detached bungalow has a great layout and is ready for modernisation.

The property opens into an entrance vestibule, which has space for hanging coats and leads through to a central inner hallway with the three bedrooms to the right hand side and living accommodation to the left with the bathroom at the end. Bedrooms one and two are both good doubles with a range of fitted wardrobes and bedroom three is a great single also with a built in wardrobe and immersion heater. The sitting room is to the front and is bright spacious room with an electric fire providing cosiness. To the rear the kitchen has a range of built in cupboards plus a bank of base units with a work surface over having a tiled splash back and a single sink with drainer. There are spaces for an electric cooker, washing machine and a tall fridge freezer and there is a door out to the garden. The bathroom comprises of a panelled bath with an electric shower over and a folding screen plus a pedestal mounted washbasin and a low level W.C.

Outside, the front is laid with terracotta gravel clippings with inset shrubs and a driveway leads down the side to a garage which has an up and over door, lighting and power points and there is gated access into the garden. The rear garden is mainly lawned with mature shrubberies and a walled

boundary. To the side is a further lawned garden with a garden store having lighting and power and all enclosed by a fenced boundary.

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

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

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Electric Wall Heaters

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

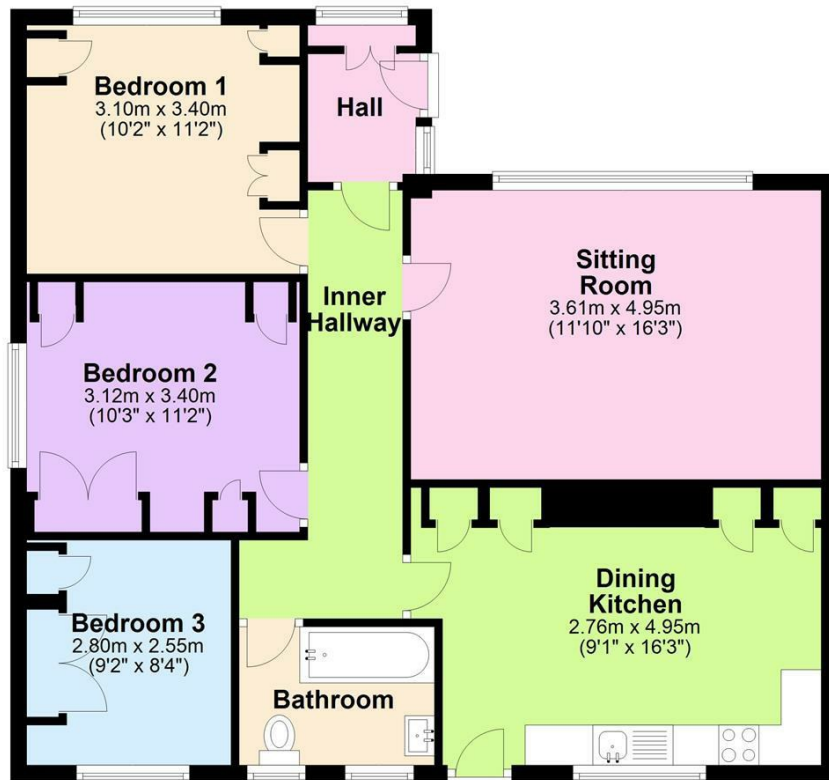
Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

16 HARKNESS CLOSE,



Ground Floor
Approx. 79.8 sq. metres (859.3 sq. feet)



Total area: approx. 79.8 sq. metres (859.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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

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

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

