



**1 Harkness Drive**

Leeming Bar, Northallerton, DL7 9BB

youngsRPS 

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Northallerton  
DL7 9BB**

**Guide Price: £210,000**

A three bedroom Semi-Detached bungalow situated in the popular village of Leeming Bar. The accommodation includes a kitchen, spacious living room, dining room, 2 double bedrooms, dining room/3rd bedroom & family bathroom. Externally, the property benefits from a private rear garden, a garage and home office/summerhouse as well as off street parking for several vehicles.

- Semi Detached Bungalow
- Three Bedrooms
- Private Rear Garden
- Home Office/Summerhouse
- Off Street Parking



**youngsRPS** 

**Northallerton 01609 773004**



The property is accessed via a UPVC door into an entrance hall leading through to a spacious living room with a log burner. The kitchen comprises duck egg coloured wall and floor units, marble effect worktops with grey tiled splash backs and a 1 1/2 bowl ceramic sink and drainer. There is an electric oven, induction hob with extractor over and space for under counter fridge and freezer. There is also plumbing for a washing machine and dishwasher. The property boasts two double bedrooms, family bathroom with a bath with electric shower over, WC, wash hand basin and built in storage units. The third bedroom is currently used as a dining room with wood effect laminate flooring leading through to the conservatory. Externally the property benefits from a private rear garden with an insulated garage which could be easily converted into a useful home office or summer house. Through a gate there is a further garage with electrical sockets and built in storage units. The front of the property is laid mainly to decorative gravel and small flower patch. There is off road parking for several vehicles.

**LOCATION** Leeming Bar has ample facilities and amenities within walking distance including a convenience store and pubs. The property is well placed for primary and secondary schooling. The market town of Bedale is 1 1/2 miles away and is known locally as "The Gateway to the Dales" as the last significant settlement

before Leyburn. Bedale's bustling High Street is home to many independent businesses from Butchers, artisan bakery's, greengrocers and larger chains and also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, leisure centre with swimming pool and a private railway which is run by a local group of enthusiasts.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Leeming Bar is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

**CHARGES** North Yorkshire Council Tax Band C.

**TENURE** The property is Freehold.

**SERVICES** Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

**VIEWINGS** Viewings are strictly by appointment. Please contact

the agent on 01609 773004.

**AGENT'S NOTES** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



# AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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