

1 Harkness Drive Leeming Bar, Northallerton, DL7 9BB



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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 reargarden, 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



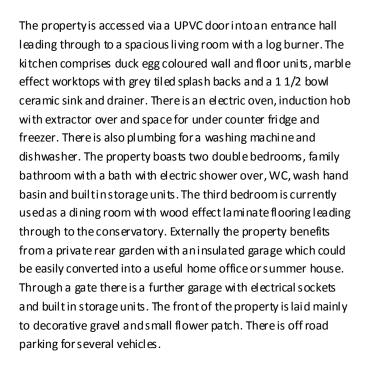
Northallerton 01609 773004











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 rail way 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

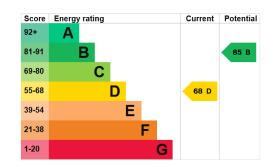


the agent on 01609 773004.

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



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 guidanceonly and do not constitute allor any part of the contract. None of theservices, 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 buyes 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 what ever in relation to this property.

NEWCASTLE



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