



1 Harkness Drive, Leeming Bar Northallerton DL7 9BB

** Village Location**

A well presented three bedroom semi detached bungalow on Harkness Drive in Leeming Bar, must be seen to be appreciated. This property offers a great deal of space inside and out. Internal accommodation consists of an entrance hall, kitchen, spacious living room, two double bedrooms, a third bedroom which they use as a dining room, family bathroom and conservatory. Externally the property offers gravelled frontage to the house and a mostly lawned rear garden with a garage, summer house and off street parking for two/three cars. Gas central heating and UPVC double glazed windows are present as expected.

EPC Rating D - Council Tax Band C.

£210,000

LOCATION

Harkness Drive is situated in Leeming Bar which offers a range of amenities and facilities such as a pub, convenience store and a primary school. The A1M can be joined just half a mile North of the village, with Bedale 2 miles to the West and Northallerton 5 Miles to the East. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport. Bedale offers schools, shopping and leisure facilities associated with a market town including a golf course, swimming pool and gym.

DIRECTIONS

Heading out of Northallerton along Lees Lane, onto the A684 towards Bedale. Head through Ainderby Steeple and Morton on Swale, over the bridge still heading towards Bedale and straight over the roundabout. Coming into the village on Leeming Bar, proceed straight over at the mini roundabout with Simply Dutch on your right hand side and keep on Bedale Road passing The Reubens restaurant and hotel. After this establishment it is the second left onto Harkness Drive.

LIVING ROOM

16'7" x 15'3" (5.08m x 4.66m)

With front facing double glazed windows, multi fuel burning stove and a radiator.



KITCHEN

10'8" x 12'5" (3.26m x 3.79m)

With side facing double glazed door and window, a range of a base, wall and drawer units, stainless steel sink and drainer, built in double oven, integrated electric hob and extractor hood, space for under counter fridge and freezer, space and plumbing for washing machine and dishwasher, tiled walls, radiator and a gas combi boiler



BEDROOM ONE

12'11" x 10'3" (3.96m x 3.14m)

With rear facing double glazed window, built in storage cupboard and a radiator.



BEDROOM TWO

9'4" x 13'0" (2.85m x 3.97m)

With rear facing double glazed window and a radiator.



DINING ROOM/ BEDROOM THREE

9'7" x 7'8" (2.94m x 2.35m)

With rear facing double glazed door and window into conservatory, and a radiator.



BATHROOM

9'0" x 5'7" (2.75m x 1.71m)

With side facing double glazed window, panelled bath with shower over, pedestal hand wash basin, low level WC, built in storage, partly tiled walls and heated towel rail.



CONSERVATORY

8'10" x 9'8" (2.70m x 2.96m)

With double glazed French doors leading into the rear garden, electric heater and power sockets.



GARDEN

Mostly laid to law, with a patio area and access to a garage.



EXTERNAL



CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: TBC

PARKING ARRANGEMENTS: Two car parking spaces

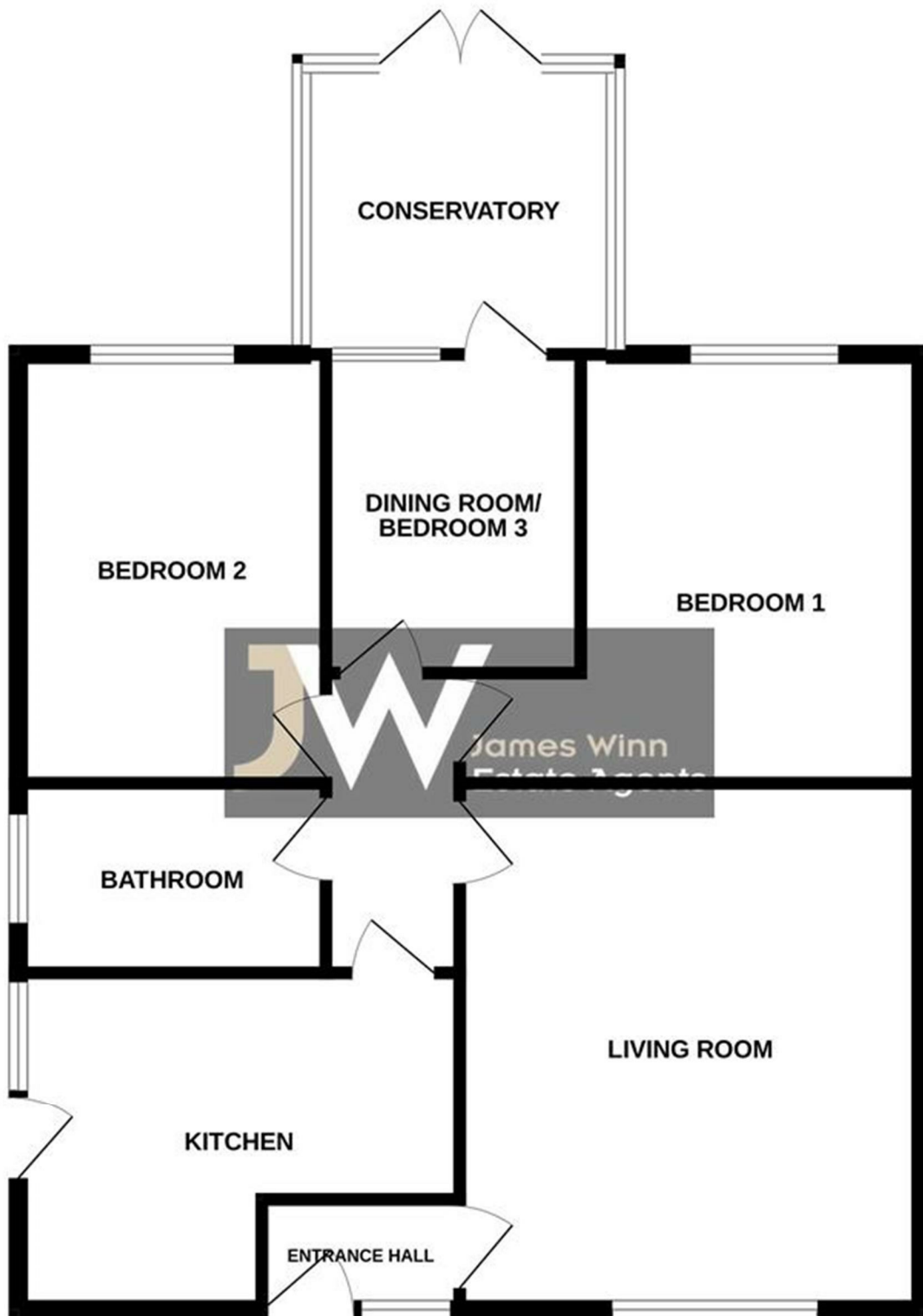
BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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