



Dere Street Cottage  
Leeming Lane, Leeming Northallerton



# Dere Street Cottage

Leeming Lane, Leeming, Northallerton DL7 9AT

A Newly Built Three Bedroom Detached Bungalow Situated Close to Local Amenities

- Three Bedroom Bungalow
- Stylish Modern Interior Finished to an Exacting Standard
- Open Plan Living Accommodation
- Garage & Off Street Parking
- Viewing by Appointment
- Asking Price: £325,000

## SITUATION

Bedale 1.9 miles, Northallerton 5.7 miles, Richmond 12.1 miles, Darlington 19.8 miles, York 37.4 miles, Leeds Airport 40.8 miles, Teesside Airport 25.2 miles.

Northallerton, Thirsk, Darlington and Middlesbrough Railway Stations are nearby and provide a regular fast service to London Kings Cross. All distances are approximate.

## DESCRIPTION

Dere Street Cottage is a spacious detached three bedroom bungalow of brick construction. The property is newly built and finished to a quality standard throughout.

Briefly comprising two double bedrooms, a contemporary family bathroom, a further master bedroom with en-suite facilities and an open plan kitchen / reception room with all the “mod cons” and double doors leading directly onto the private rear garden in addition to a separate utility room.

The property further benefits from underfloor heating throughout, double glazing, off street parking for multiple cars, front and rear gardens with side access and a single garage with electricity and electric door.

## General Remarks & Stipulations

### Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

## Contact

For further information contact Tabitha Bentley – 01677 425950.

## Tenure

Freehold with Vacant Possession upon completion of the sale.

## Services

Mains Water, Electricity and Drainage.

Gas Central Heating in addition to Underfloor heating.

Double Glazed.

Broadband connection available.

## Fixtures & Fittings

Only those fixtures and fittings described within this brochure are included in the sale.

## Boundaries

The boundaries of the property are shown edged red on the plan within this brochure.

## Council Tax

Band D.

## Method of Sale

The property is initially being offered for sale by private treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

## Offers

All offers must be in writing. We will NOT report any verbal offer unless it is confirmed in writing.

## Money Laundering Regulations

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2

forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we will also require to comply with Money Laundering Regulations.

### WHAT3WORDS

Every square metre in the world has been given a unique combination of three words. A free app is available on iOS and Android smartphones and using the unique sequence of words below, you will be able to pinpoint the property.

///[POLAR.DIVERTING.SHIFTS](https://www.what3words.com/)

### Local Authority

North Yorkshire Council, County Hall,  
Northallerton, North Yorkshire DL7  
8AD – 01609 780780.

### Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# 15 Leeming Lane, Leeming Bar

Approximate gross internal area

92 sq m - 990 sq ft









