





MAPLE PADDOCK

NORTHALLERTON, DL7 9DG

£375,000

FREEHOLD

A superb four double bedroom detached home with a great layout, private gardens and ideal for Bedale, Northallerton and the A1(M). The property is positioned on the edge of this well served village yet close to the village facilities and also benefits from a double garage and off street parking plus gas fired heating and a quiet cul de sac position.

NORMAN F.BROWN

Est. 1967

MAPLE PADDOCK

• Four Double Bedroom Detached Home • Spacious & Well Presented Accommodation • Ideal For Bedale, Northallerton & The A1(M) • Lovely Private Gardens • Off Street Parking & Integral Double Garage • Gas Fired Heating & Double Glazing • Great Layout • Well Served Village • Video Tour Available • Enquire Today For Your Personal Viewing





The Property

This spacious detached home is nestled away on the edge of the village, within walking distance of the centre of Leeming Bar.

The property opens into a central hallway which has space under the stairs for storing coats and shoes plus a downstairs W.C. The spacious sitting room is a great room linking to the dining room via folding doors and with French doors with steps down to the rear garden, is a great all round space for entertaining or relaxing on an evening. The dining room has space for a large dining table and chairs and also has French doors with steps down to the rear garden. There is also potential to knock through into the kitchen to create an open plan dining kitchen too. The kitchen itself comprises of a range of shaker style wall and base units with a work surface over having tiled splashbacks with a one and a half bowl sink. There are integral appliances including a four ring electric hob with an extractor hood over and an electric oven under plus a dishwasher and space for a tall fridge freezer. Off the kitchen is a utility which has a work surface with spaces under for a washing machine, tumble dryer and an under counter fridge or freezer. The utility also has doors to the garden and double garage and has a W.C too. The ground floor also has the benefit of a study, perfect for those working home but could also be a great play room for children.

The first floor landing has a loft hatch and leads to the four double bedrooms and the bathroom. The main bedroom is a spacious double bedroom with a pleasant outlook to the front and has two built in wardrobes. The en suite comprises of a shower enclosure with a folding screen door, push flush W.C and his and hers wash basins set onto vanity units. Bedroom two is another excellent double with built in wardrobes having mirror fronted sliding doors and bedrooms three and four are set to the rear with attractive views over the gardens. The main bathroom comprises of a panelled bath with a shower over, low level W.C and a pedestal mounted wash basin.

Outside to the front is an attractive lawned garden with inset trees and shrub and flower bed borders. There is gated access at the side for the rear garden and a hard standing driveway provides off street parking for multiple cars and leads to the large garage which has double timber doors lighting and power points plus a range of storage cupboards and for use as a workshop. From the side gate a paved path leads round to the rear, extending across the back of the house to the entertaining area. There is a garden shed with a composting area behind, a greenhouse and raised beds for growing vegetables. A mature shrub border screens the veg garden from the private rear garden which has a paved seating area off the sitting room, looking out over a lawned garden with mature planted borders having a range of flowers and shrubs and all enclosed with a fenced and hedged 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 – D

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

Construction: Timber Frame

Conservation Area - No

Please note planning has been given on the land Between 39 And 41 Northallerton Road, Leeming Bar,
for the erection of new warehouse units to serve an existing car accessories business planning reference - HAMZB24/02311/FUL

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Very Low

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

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:
• Verify the identity of all buyers
• Check the Politically Exposed Persons and
• Check the Sanctions registers.
• Verify proof of and source of funds for the purchase.

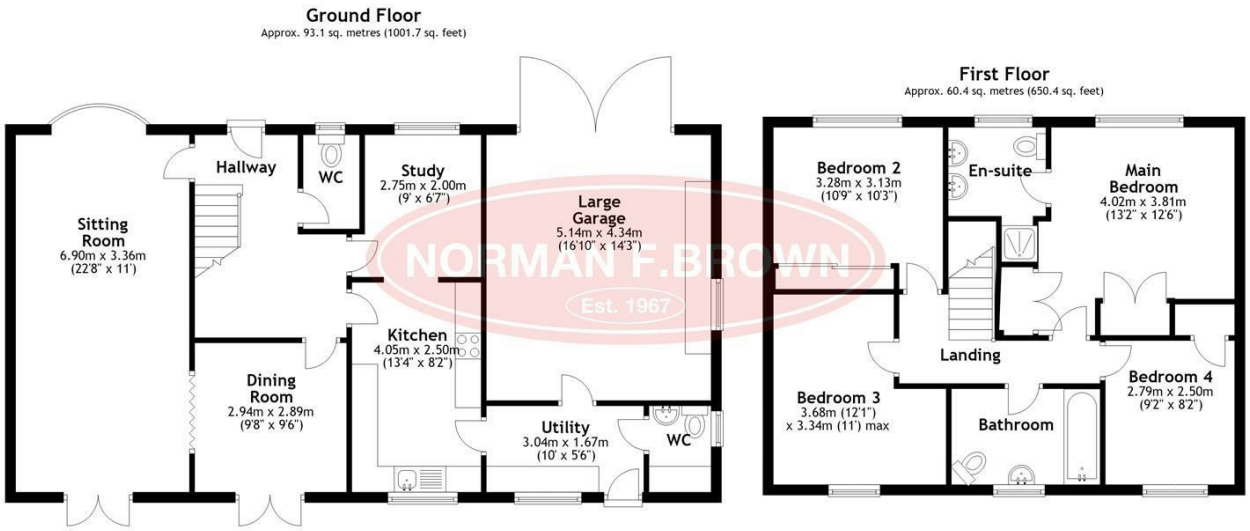
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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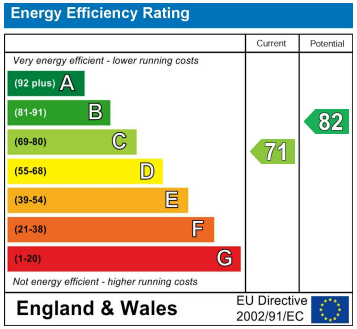






Total area: approx. 153.5 sq. metres (1652.2 sq. feet)





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

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