10 LEASES ROAD, LEEMING BAR

NORTHALLERTON, DL7 9AN

£165,000

FREEHOLD

The original Leeming Bar Tollhouse is a spacious mid terraced home located in the heart of this well served village with well presented, characterful accommodation including two double bedrooms and two bathrooms. The property will suit a variety of lifestyles located ideally for Bedale, Northallerton and the A1(M)and benefits from two reception rooms, a private rear garden and an air source heat pump.

NORMAN F.BROWN

Est. 1967

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• Two Bedrooms • Two Bathrooms • Mid Terraced Cottage • Private Rear Garden • Great Layout • Double Glazed, Solar Panels & Air Source Heat Pump • Well Presented Accommodation & Cosy Feel • Ideal For Bedale, Northallerton & The A1(M) • Enquire Today For Your Onward Purchase • Video Tour Available

The Property

10 Leases Road is the former 'Toll house' for the North - South Road and is the oldest property in the terrace, so is a locally significant character cottage nestled in the heart of this well served village, perfect for the A1(M), Northallerton and Bedale.

The property opens into the sitting room with a log burning stove providing a cosy feel and is a lovely space for relaxing or for entertaining, with space for a dining a table and chairs too.The kitchen has a range of wall and base units with a worksurface over having a matching upstand and a single sink with a draining board. There are spaces for kitchen appliances including for a freestanding electric cooker, a tall fridge freezer and a dishwasher or washing machine. Off the kitchen is a conservatory that opens out into the garden and also has plumbing for a washing machine.

The landing gives access to the two bedrooms and the bathroom. The second but larger bedroom is set to the front and is an excellent double with built-in wardrobes with the main bedroom to the rear having an ensuite, which has a wet room arrangement including an electric shower and curtain, a push flush WC and a pedestal mounted washbasin. The house bathroom has a panelled bath with an electric shower over, a pedestal mounted washbasin and a low level WC.

Outside

To the front is a walled path slightly below road level for all of the terrace with steps at each end up to the road level.

The rear garden has a paved patio seating area with access from the conservatory, which looks out over a mainly artificial lawned garden with a greenhouse and shed for storage and all enclosed with a fenced boundary. There is also gated access to a lane for bin storage and getting the bins to the street for collection.

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 – A

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

Construction: Standard

Extensions/Additions: Double Storey and single storey lean to to rear

Planning Permission Required Yes Granted Yes

HAMBLETON/16/01946/FUL

Building regs Required Yes Certificate Yes

Conservation Area - No

Listed Building No

Parking is on street or with permission from the Wensleydale Railway, in the car park across the street.

Utilities

Water – Mains (Yorkshire Water)

Heating: Air Source Heat Pump

Solar Panels To Rear Elevation Installed in 2015

Water – Hot Water Cylinder powered by the air source heat pump with mains electric back up.

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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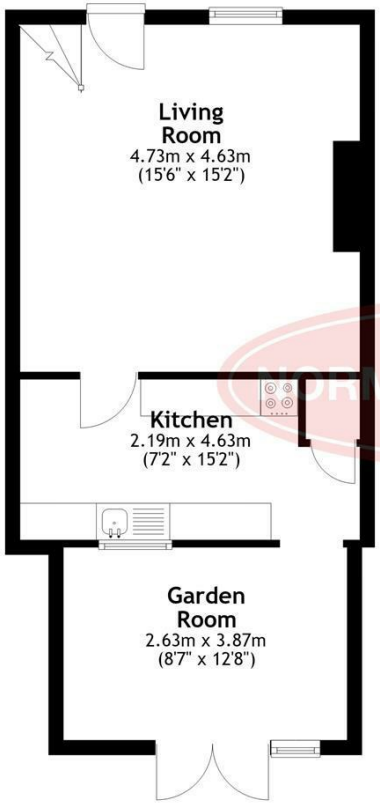
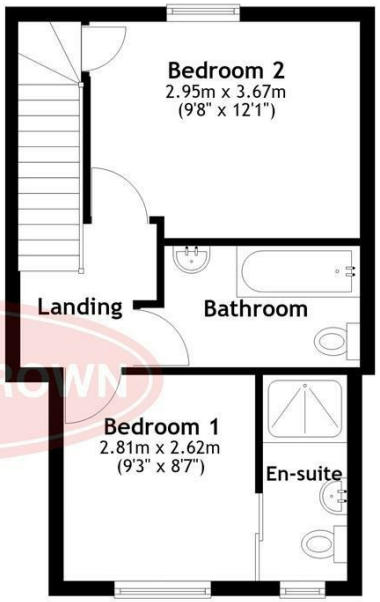
Ground Floor
Approx. 43.1 sq. metres (463.6 sq. feet)



First Floor
Approx. 33.8 sq. metres (363.6 sq. feet)



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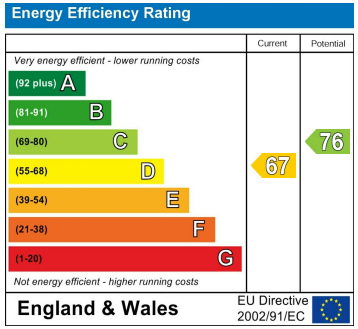
Total area: approx. 76.8 sq. metres (827.2 sq. feet)



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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