3 CHURCH CLOSE, LEEMING,

NORTHALLERTON, DL7 9TG

£325,000

FREEHOLD

A spacious detached bungalow located in a quiet cul de sac position, perfect for those looking to put their own stamp onto a home. The property benefits from a great layout, gas fired heating, private rear garden plus an in and out driveway with two garages, a car port & outbuildings. Offered for sale with no onward chain, the bungalow offers lots of potential.

NORMAN F.BROWN

Est. 1967

3 CHURCH CLOSE, LEEMING,

• Spacious Detached Bungalow • Three Double Bedrooms • Two Garages & Outbuildings • In & Out Driveway & Space For A Caravan • Private Rear Garden • Great Layout • Ideal For Bedale, Northallerton & The A1(M) • No Onward Chain • Enquire Today For Your Personal Viewing • Video Tour Available

The Property

This spacious bungalow offers lots of potential for buyers to put their own stamp onto a home and is located in a quiet cul de sac within a conveniently positioned village for Bedale, Northallerton & the A1(M).

The property opens into a central hallway with a loft hatch and a useful airing cupboard for storage. To the right is a spacious lounge with a gas fire, perfect for cosy evenings or family time. The kitchen comprises of a range of wall and base units with a work surface over having tiled splashbacks and a single sink with a draining board. There are built in appliances including a four ring electric hob with an extractor hood over and an electric oven and grill plus a space for a dishwasher too. Off the kitchen is a handy utility room. which has built in storage cupboards, a single sink with a draining board, spaces for a washing machine and a tall fridge freezer and there is a useful door to the side opening to the driveway with car port. Next to the kitchen is a dining room, ideal for entertaining with space for a large dining table and chairs plus sideboards and has French Doors opening out to the garden at the front. Being next to the kitchen, the dining room also has potential to knock through to create an open plan dining kitchen.

Across the back of the house are the three double bedrooms with bedrooms two and three, both excellent doubles, plus the main bedroom which is an excellent double with fitted wardrobes and an ensuite shower room including a step in shower enclosure with a screen door and a washbasin with a push flush W.C set into a vanity unit having built in storage. The bathroom comprises of a panelled bath with a handheld shower over, a pedestal mounted washbasin, push flush W.C and a bidet.

Outside

An attractive lawned frontage has a mature hedge boundary to the front and has an in and out driveway providing off street parking and leading to an integral garage to the right and side plus a car port with another large garage to the left hand side pf the property. There is an attractive lawned frontage and even a space for storing a caravan or motorhome.

By the garage to the left hand side is gated access to the private rear garden which is mainly paved with a lawned area enclosed by a hedged boundary and outbuildings comprising of three stores with lighting and power ideal for storage or as a workshop. There is also potential to create a garden room too.

Location

Leeming lies a mile east of the current A1M road, south of the larger village of Leeming Bar and north of the small hamlet of Londonderry, also nearby is the RAF base of RAF Leeming. Leeming is also situated approximately 3 miles east from Bedale, which is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Teesside International Airport and Leeds Bradford airport are both within an hour's drive away.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – E

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

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler (In Garage)

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

Please note a public footpath leads from Church close to the church yard, to the left hand side of the property (Outside the boundary of the property).

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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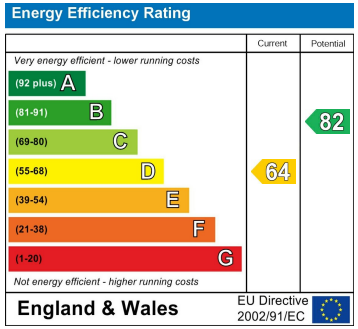
Total area: approx. 190.8 sq. metres (2053.4 sq. feet)



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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