26 NEWTON CRESCENT, LEEMING,

NORTHALLERTON, DL7 9TB

£185,000

FREEHOLD

This well presented 2 bedroom semi detached bungalow is offered for sale with no onward chain and is located in the conveniently positioned village of Leeming, ideal for Bedale, Northallerton and junction 51 of the A1(M). The property benefits from gas central heating, double glazing, lawned garden to the front and an easy to maintain paved garden to the rear plus off street parking and garage.

NORMAN F.BROWN

Est. 1967

26 NEWTON CRESCENT,

• Semi Detached Bungalow • 2 Bedrooms • Front Garden & Rear Patio • Off Street Parking • Garage • Gas fired heating • No Onward Chain • Ideal For Bedale, Northallerton & Junction 51 Of The A1(M) • Video Tour Available • Enquire Today for Your Personal Viewing

Descripton

On entering this 2 bedroom semi detached bungalow you have a hall with an open cupboard, doorway to the kitchen and living room. The Kitchen has wall and base units with worksurface over and tiled splashback, 4 ring electric oven with extractor hood over, built-in double oven, space for fridge freezer and washing machine, There is also a door to the side garden giving access to the front garden and rear patio area. The living room is a good sized and has space for a dining table as well as a sofa and has a bow window to the front, an inset log burner and a doorway to the inner hall, which as doors to the both bedrooms, bathroom and the airing cupboard. Bedroom one is a good sized double room and the second bedroom is a good sized single, the bathroom has a corner bath with shower attachment over, low level WC and pedestal washbasin.

To the front of the property there is lawn with a pathway down the centre to the front door and around the side for access to the rear and has a large hedge boundary for privacy. The rear garden is laid to paved and has access to the rear where there is a single garage and off street parking.

Please note there is a tenant in situ.

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 - 24 hours notice required due to tenant in situ.

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

Council Tax Band – B

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 – Hot Water Cylinder.

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

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

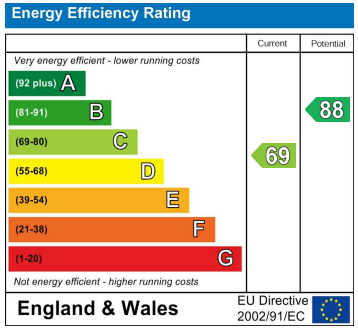
Restrictive Covenants: Not Known

26 NEWTON CRESCENT,

Ground Floor

Approx. 46.7 sq. metres (502.2 sq. feet)

Total area: approx. 46.7 sq. metres (502.2 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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