



12 HARKNESS CLOSE, LEEMING BAR, NORTHALLERTON, DL7 9BD

£185,000

A well presented two double bedroomed semi detached bungalow located close to the heart of this well served village, ideal for Bedale, Northallerton & the A1(M). The property is offered for sale with no onward chain and benefits from a great layout, gas fired heating, private gardens, a large driveway and garage.

NORMAN F. BROWN

Est. 1967

12 HARKNESS CLOSE,

• Two Double Bedrooms • Semi Detached Bungalow • Cul de Sac Location • Close To The Heart Of A Well Served Village • Ideal For Bedale, Northallerton & The A1(M) • Gas Fired Heating & Double Glazing • No Onward Chain • Off Street Parking & Garage • Video Tour Available • Enquire Today For Your Personal Viewing



The Property

This lovely two bedroom semi detached bungalow is perfect for those looking for a home to move straight into.

The bungalows orientation means the rear of the property is facing Harkness Close, so from the street the property is accessed from the driveway to the side into the kitchen. The Kitchen has an excellent range of wall and base units with a worksurface over and tiled splashback, 4 ring electric hob with an extractor hood over, and a built-in double oven under. There are also spaces for a fridge freezer, tumble dryer and washing machine plus a built in double airing cupboard. A door from the kitchen opens through to a central hallway leading to the two bedrooms, bathroom, W.C and sitting room and also has a loft hatch and a door out to the garden. The sitting room is bright and spacious with a living flame effect gas fire providing a cosy feel and there is a pleasant outlook over the garden. Bedroom one is a good sized double room looking out over the garden and bedroom two is a nice sized double too. The bathroom comprises of a panelled bath with an electric shower over and a pedestal washbasin and there is a separate W.C.

From the street the substantial gravelled driveway provides off street parking for multiple vehicles and a single garage with an up and over door, lighting and

power points provides excellent storage. The gravelled driveway could be turned into another garden area and still leave plenty of parking spaces.

The main garden, visually at the front of the property, is mainly lawned with a paved seating area with a gravelled pathway through the centre to another decked seating area with bench seating, ideal for entertaining. There are mature shrub borders and it is all enclosed by fenced and hedged boundaries. There is gated access to the side leading to a bin store and out to the driveway and garage.

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 – 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 – Combi Boiler

Drainage: Mains

Please note the rear of the property faces Harkness Close and the front towards Bedale Road.

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 - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

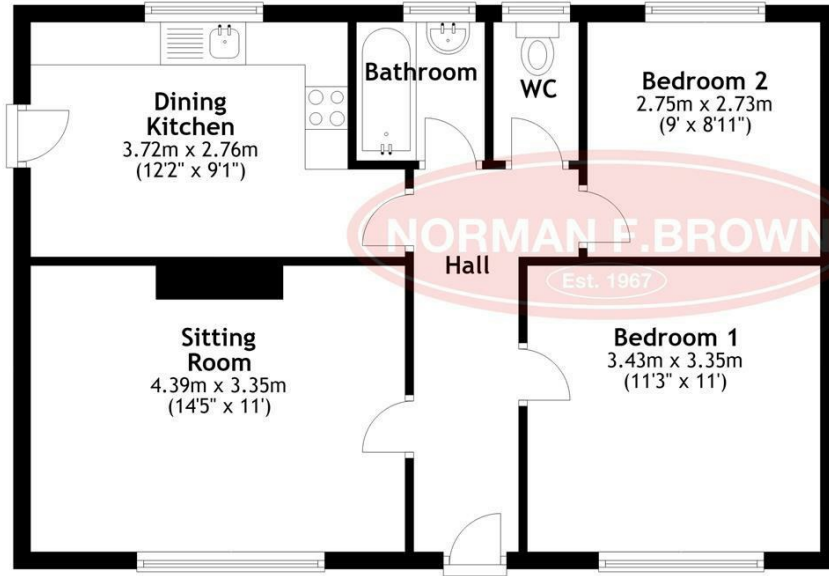
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

12 HARKNESS CLOSE,



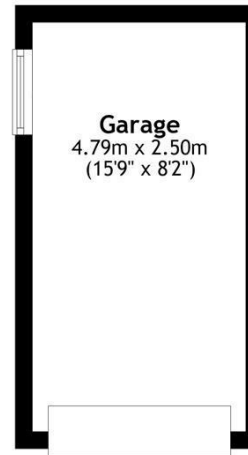
Ground Floor

Approx. 57.4 sq. metres (617.7 sq. feet)



Garage

Approx. 12.0 sq. metres (128.9 sq. feet)



Total area: approx. 69.4 sq. metres (746.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

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