5 MILLFIELD CLOSE,

LEEMING, NORTHALLERTON, DL7 9SF

£200,000

A well cared for three bedroomed detached bungalow nestled away in a cul de sac position within this conveniently located village. The property is ideal for those looking to put their own stamp onto a home and with an excellent plot, off street parking and a garage, viewing is highly recommended.

NORMAN F.BROWN

Est. 1967

5 MILLFIELD CLOSE,

• Three Bedrooms • Detached Bungalow • Lovely Plot • Quiet Cul de sac position • Excellent Layout • Ready For Modernisation • No Onward Chain • Oil Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing

The Property

This spacious bungalow is perfect for those looking to put their own stamp on a home. Located in a quiet cul de sac, the property is ideal for Bedale, Northallerton or junctions 50 and 51 of the A1(M).

The bungalow opens into a central hallway which leads to the living room, kitchen, the bedrooms and bathroom, with a built in airing cupboard providing useful storage. The kitchen comprises of a range of wall and base units with a work surface over having tiled splashback and a single sink with a draining board. There are spaces for appliances including a tall fridge freezer, electric cooker and a washing machine plus a useful serving hatch links the kitchen with the dining area of the living room, so there is potential to knock through to create a dining kitchen. The living room is bright and spacious with an inglenook fireplace having a stone surround and hearth. There is room for a sitting room and dining furniture making it a great space for cosy evenings or entertaining.

Bedroom one is a good double bedroom set to the front and bedroom two is a smaller double also to the front, perfect for guests. Bedroom 3 is a great single that would also make a great home office. The bathroom is an excellent size comprising of a colour three piece suite including a panelled bath with an electric shower over, a pedestal mounted washbasin and a low level W.C.

Outside

There is an attractive and substantial lawned frontage having some inset shrubs and trees with a walled boundary. To the side is a hard standing driveway providing off street parking leading to the garage. The garage has an electric, fob controlled up and over door, plus lighting and power points and also houses the oil fired boiler

The rear garden is beyond the driveway and is mainly paved providing a private seating area and a great place to store bins and leads round to the far side, which is mainly lawned but would make a great paved seating area ideal for entertaining or could be used to extend the existing bungalow.

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 – C

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

Construction: Non Standard (Timber Frame)

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil (boiler in garage)

Water – Immersion Heater

Windows - Upvc double glazed units, most windows also have secondary panels too.

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

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

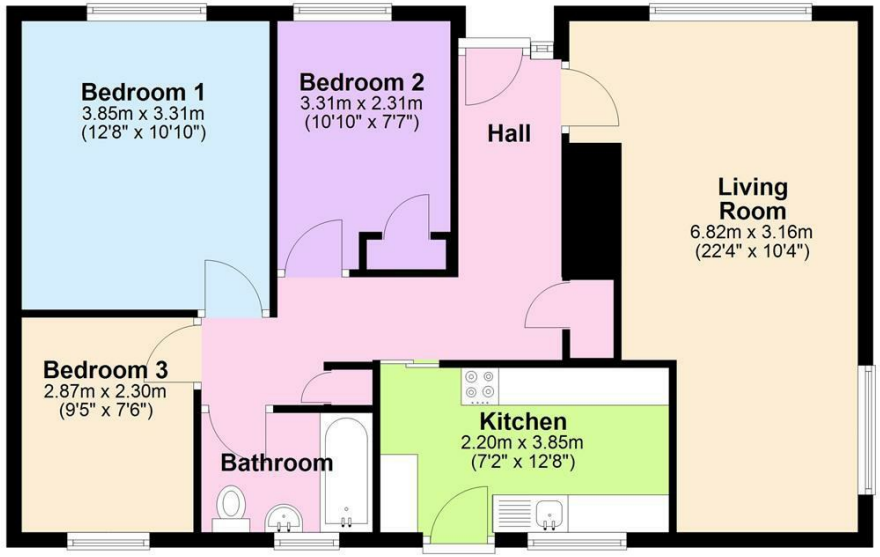
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of 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.

5 MILLFIELD CLOSE,

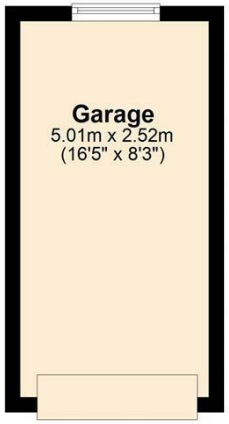
Ground Floor

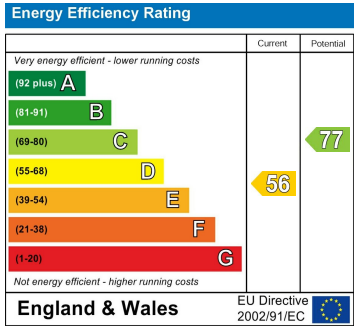
Approx. 74.2 sq. metres (798.5 sq. feet)



Garage

Approx. 12.6 sq. metres (135.8 sq. feet)





Total area: approx. 86.8 sq. metres (934.3 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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