45 FOUNDRY WAY, LEEMING BAR

NORTHALLERTON, DL7 9EJ

£260,000

FREEHOLD

A superb three bedroom detached home located in the heart of this well served village conveniently positioned for Bedale, Northallerton and Junction 51of the A1(M). The property has a great layout with a contemporary style and benefits from off street parking, a private 'sun trap' garden plus gas fired heating & double glazing.

NORMAN F.BROWN

Est. 1967

45 FOUNDRY WAY, LEEMING BAR

• Three Bedrooms • Detached Home • Off Street Parking • Private 'Sun Trap' Garden • Close To The Heart Of The Village • Easy Access To Bedale, Northallerton & Junction 51 Of The A1(M) • Great Layout • Gas Fired Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing

Description

This lovely double fronted detached home is squirrelled away in a quiet corner of the development close to the heart of this well served village and benefits from a contemporary style (recently redecorated in kitchen and hall, stairs and landing).

The house opens into a central hallway with stairs to the first floor, space for hanging coats and a useful downstairs W.C. The spacious sitting room has a cosy feel with dual aspect windows including a large bay window to the side. The dining kitchen is a great space for entertaining with room for a 6 person table and chairs and French doors opening out to the garden. The kitchen itself has a range of shaker style wall and base units with a work surface over having a matching upstand and a one and a half bowl sink with a draining board. There are integrated appliances including a slimline dishwasher, fridge freezer, 4 ring gas hob with a tiled splashback, an extractor hood over and an electric oven under and there is space for a washing machine too. The kitchen also a door out to the rear driveway.

The first floor landing has a loft hatch with ladder access to the mainly boarded loft. The main bedroom is an excellent double with dual aspect windows and a built in wardrobe with mirror fronted sliding doors plus an ensuite shower room comprising of a walk in shower enclosure with an electric shower and sliding screen door, a pedestal mounted washbasin and a push flush W.C. A useful cupboard also provides further storage. Bedroom two is another excellent double with built in wardrobes and a matching chest of drawers and bedroom 3 is a really good single room which could also make a great at home office. The house bathroom comprises of a panelled bath with shower over and screen plus a pedestal mounted washbasin and a push flush W.C.

Outside

The attractive frontage is mainly lawned with a small hedged boundary and mature shrubbery borders with steps up to the front door.

The main garden is South West facing and is to the side of the house, perfect for entertaining or for family time. It is lovely and private and is mainly lawned with a paved seating area having external power point, plus plenty of storage from a timber shed and a second ‘lifetime’ shed with power points.

To the rear is a tarmac driveway providing off street parking for 2 cars with gated access to the garden and door into the kitchen.

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 – C

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

Community charge: £112.33 (Jan 24)

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

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

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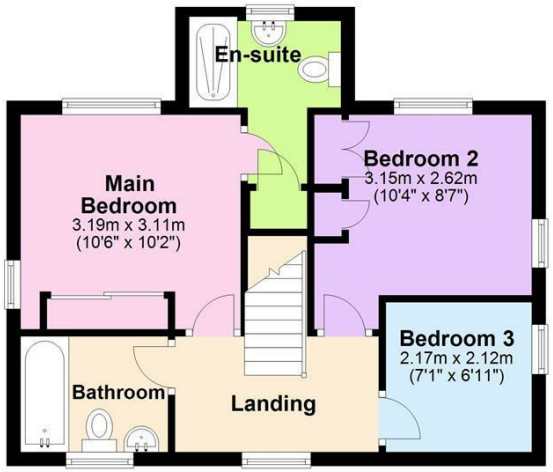
Ground Floor

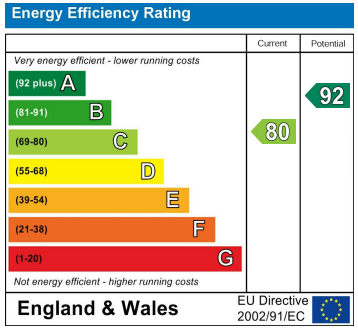
Approx. 40.6 sq. metres (437.0 sq. feet)

First Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Total area: approx. 79.4 sq. metres (854.2 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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