



**11 ANVIL GARDENS, LEEMING BAR,  
NORTHALLERTON, DL7 9EQ**

**£1,000 PCM**

This spacious and bright property is nestled away in a quiet position close to the heart of this well served village, ideal for Bedale, Northallerton and junction 51 of the A1(M). The property benefits from a great layout with a contemporary style, a private and enclosed rear garden, off street parking and a spacious garage.

**NORMAN F. BROWN**

Est. 1967

# 11 ANVIL GARDENS, LEEMING

- No Smoking • Council Tax Band C • EPC Rating B (81) • Holding Deposit: £230 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceeds • Tenancy Deposit: £1150



## Description

This lovely stylish home offers bright and spacious accommodation in a great layout ideal for modern lifestyles.

The hallway has a downstairs WC off and leads through to a sitting room and to the dining kitchen at the rear of the house. The sitting room is a spacious and bright room perfect cosy evenings. The dining kitchen is a great area for families to be together or for entertaining with a contemporary style, comprising of a range of shaker style wall and base units having a work surface over with matching upstand and a tiled splashback plus a one and a half bowl sink with drainer. There are integral appliances including a fridge freezer, dishwasher, washing machine and a 4 ring gas hob with a stainless steel splashback and an extractor over, with an electric oven under. The dining area has space for a 6 person dining table and chairs with French Doors opening out into the garden and a useful understairs cupboard for storage.

To the first floor, the landing has an airing cupboard and access to the loft and leads to all three bedrooms and the house bathroom. The Main Bedroom is an excellent double to the rear of the house and has an ensuite that comprises of a walk in shower with glazed sliding screen door, an electric shower plus a pedestal mounted washbasin and a push flush WC. Bedroom 2 is to the front and is another excellent double with Bedroom 3, also to the front, being a great single bedroom which could be used as an at home office.

The house bathroom again has a modern style and comprises of a panelled bath with a shower over and glazed screen with a wall mounted washbasin and push flush WC.

## Outside

To the front is the spacious garage which has an up and over door with light and power points plus a personal door to the side with a path to the rear, ideal for storing bins. In front of the garage is the driveway providing off street parking for one car.

The front garden is mainly lawned with a paved path and hedged border and a path (shared with number 10) to the side for access to the rear garden.

The rear garden is private and enclosed with fenced and walled boundaries and has a paved seating area ideal for entertaining looking over a lawn.

## 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.

#### TERM

Assured Periodic Tenancy

#### RENT

£1000 per calendar month in advance, exclusive of rates and all other outgoings.

#### HOLDING DEPOSIT

£230 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

#### BOND

£1150

#### CONTENTS INSURANCE

The tenant is responsible for arranging their own contents insurance.

#### APPLICATION PROCESS & FEES

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pays a holding deposit to ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).

We are a member of the, The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email [admin@tpos.co.uk](mailto:admin@tpos.co.uk), website [www.tpos.co.uk](http://www.tpos.co.uk)

Our clients account details are as follows: NFB & DB & JF Brown Clients Account At Barclays Bank, Market Place, Richmond. This account is not interest bearing.

As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a client's money protection scheme of which we are a member (further details available upon request).

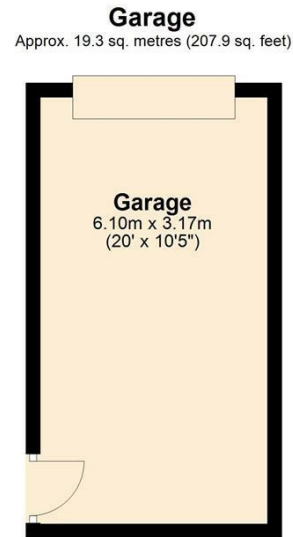
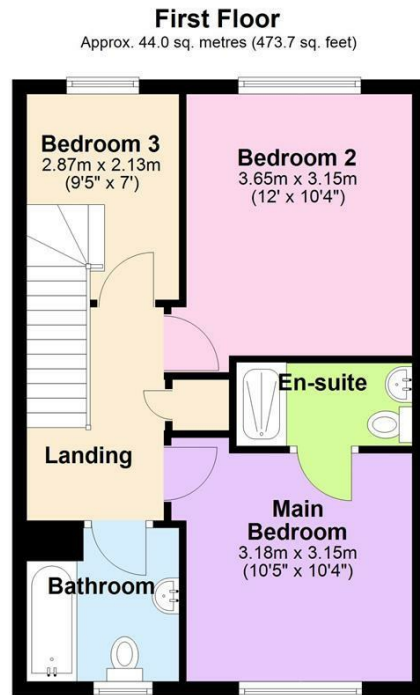
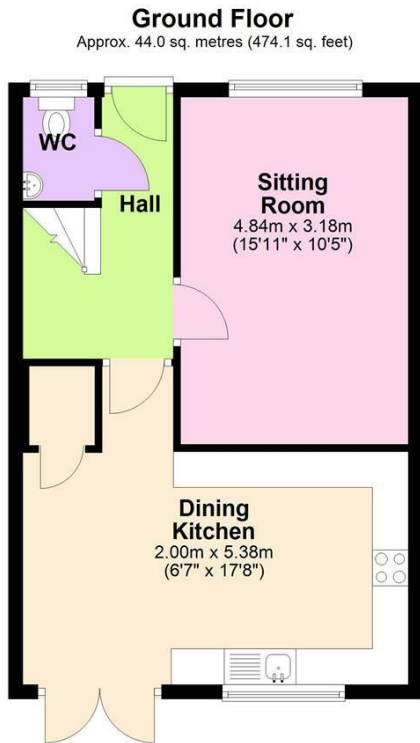
#### RESTRICTIONS

No Smokers.

Please note you must have earnings/income of £30,000 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

## 11 ANVIL GARDENS, LEEMING





Total area: approx. 107.4 sq. metres (1155.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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