



LEEMING LANE, NORTHALLERTON, DL7

OFFERS IN THE REGION OF £280,000



Northallerton
Estate Agency



Leeming Lane

Northallerton, DL7

BEAUTIFULLY PRESENTED DETACHED BUNGALOW IN A VILLAGE LOCATION SITTING ON A SUBSTANTIAL PLOT INCLUDING AN IMPRESSIVELY LARGE REAR GARDEN.

- **DETACHED BUNGALOW**
- **TWO BATHROOMS**
- **VILLAGE LOCATION**
- **LARGE GARDEN TO REAR**
- **GARAGE**
- **CLOSE TO A1**



VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

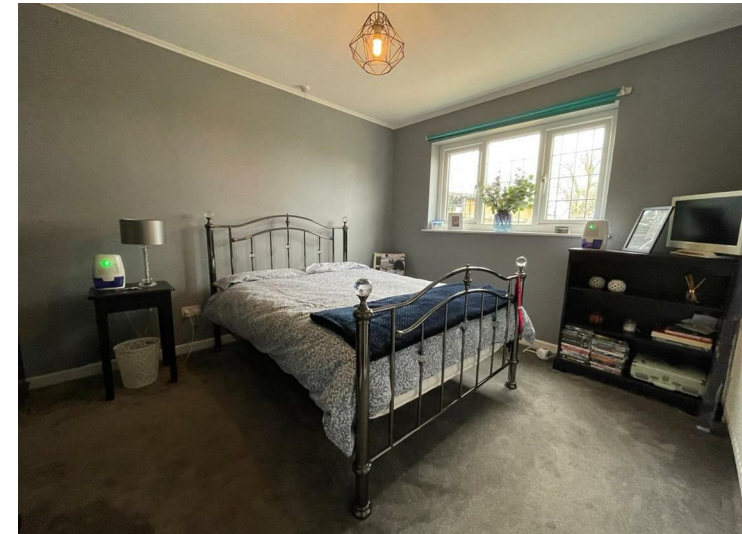
SERVICES

Mains water, gas and drainage.

NYCC COUNCIL TAX BAND - C

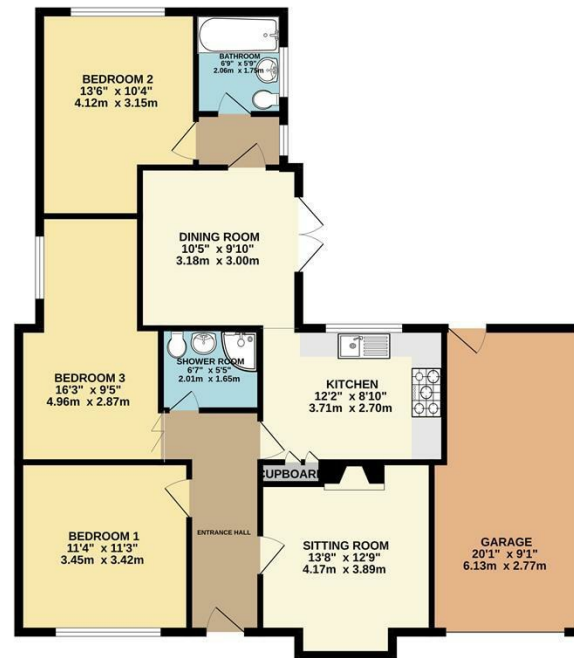
EPC - TBC

49 Leeming lane is a beautifully presented detached bungalow with impressive sized gardens to the rear and front. The sitting room is stylish and spacious complemented with a feature fire place. The property enjoys a bathroom and an additional shower room. The kitchen boasts lovely oak wall and base cupboards. with the added bonus of a cream Range double oven with gas hob above. The separate dining room gives access to the rear of the property through twin French doors. All three bedrooms are a good size and the rear bedroom has the advantage of looking out over the rear garden. The property enjoys gas central heating and a good sized garage.

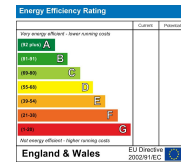


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



LEEMING LANE, NORTHALLERTON, NORTH YORKSHIRE, DL7 9RR
TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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