

S.4281

Northallerton
Estate
Agency 

23 NORTHALLERTON ROAD
LEEMING BAR, NORTHALLERTON DL7 9AE



A Conveniently Positioned Mid Terraced 2-Bedroomed Traditional Cottage Property with Hardstanding to Rear

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Nicely Laid Out 2-Bed Accommodation
- Excellent Access to N'Ton, Bedale & the A.1
- Convenient Location
- Available for Early Completion

Offers in the Region of £90,000

Additionally Available in Conjunction with Adjacent Cottage & Potential Development Site to Rear

23 Northallerton Road, Leeming Bar, Northallerton DL7 9AE

SITUATION

Northallerton	6 miles	Richmond	7 miles
Darlington	15 miles	A.19	15 miles
A.1	1 mile	Bedale	3 miles
Catterick	11 miles	Ripon	13 miles

23 Northallerton Road is conveniently situated on the edge of Leeming Bar which is situated between Northallerton and Bedale. The property is conveniently situated in relation to the local market towns of Northallerton, Bedale and Richmond where a full and comprehensive range of educational, recreational and medical facilities can be found. Leeming Bar itself comprises a popular residential/commercial village surrounded by attractive countryside and within very close proximity to the A.1 trunk road providing direct access to the main arterial road networks of the UK. The property sits nicely set back from the road through the village and enjoys parking to rear.

The village of Leeming Bar and the nearby village of Leeming enjoy the benefit of Public Houses, Village Shop, Post Office, Garage and renowned Primary School. There are a number of other villages in the area offering similar facilities and a fuller range of services available in the local market towns of Northallerton, Bedale and Richmond.

The property is within easy reach of the A.1 trunk road providing good access routes north and south and bringing Tyneside, Teesside, Leeds and West Yorkshire within 45 minutes commuting distance and providing good links into the main arterial road networks of the UK. The local market town of Northallerton is further complimented with an East Coast main line train station which links London to Edinburgh and brings London within 2 ½ hours commuting time. Additionally via the Transpennine Line which calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Liverpool Manchester and Manchester Airport. International airports can be found at Teesside, Leeds/Bradford, Newcastle and Manchester.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all reasonably accessible.

Schools - Schools – The area is well served by good state and independent schools. Primary Schools are to be found at Leeming Village and Leeming Bar and Bedale. Comprehensive Schools are to be found at Bedale, Northallerton, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Ripon and Queen Mary's at Baldersby.

Shooting & Fishing- the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and Yorkshire Dales and close to local rivers and ponds.

Racing - Catterick Ripon, Thirsk, York, Sedgefield, Redcar, Beverley, Newcastle and Doncaster.

Golf - Bedale, Romanby, Thirsk, Darlington, Richmond and Catterick.

Walking and Cycling - the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property and a good network of footpaths and cycle ways in conjunction with the new A.6055 relief road.

Leisure Centres – Bedale, Richmond, Darlington, Northallerton and Scotch Corner.

DESCRIPTION

23 Northallerton Road, Leeming Bar comprises a brick built with clay tile roof, 2-bedroomed mid terraced traditional cottage property.

Externally the property enjoys off road hardstanding for parking. Internally the property is nicely laid out with kitchen running through into living room with on the first floor two bedrooms and bathroom.

The property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating.

ACCOMMODATION

In through hardwood door with upper opaque glazed lights into:

Rear Covered Entrance
5.13m x 1.59m (16'10" x 5'3")

Enjoying the benefit of power points and ceiling light point. Glazed to two sides on a block base with a corrugated plastic ceiling.

In through stable door to:

Dining Kitchen
4.59m x 2.49m (15'1" x 8'2")

Delineated into kitchen and dining areas. Overall is beamed ceiling and ceiling light point.

Kitchen area having a range of base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and point for electric cooker. Space and plumbing for washing machine. Panelled walls to three sides. Radiator.

Living Room
4.11m x 4.59m (13'6" x 15'1") max overall to understairs storage.

Stone built fire surround with a tiled hearth with a hardwood mantle shelf. Hearth mounted Baxi Bermuda gas fire with central heating back boiler. Ceiling light point. TV point. Beamed ceilings.

Archway through to:

Stairs to First Floor

Painted balustrade and spindles with BT open reach socket.

Landing

4.57m x 0.96m (15' x 3'2")

Ceiling light point. Access to:

Main Bedroom

2.99m x 4.57m (9'10" x 15') into large recess

TV point. Sky point. Ceiling light point. Light pull.

Bedroom No. 2

2.35m x 2.35m (7'9" x 7'9")

With wood laminate floor. Ceiling light point. Radiator. Attic access.

Bathroom

2.33m x 2.10m (7'8" x 6'11")

Tiled around bath with a wall mounted Galaxy Aqua 4000 electric shower with fitted shower screen. Suite comprising shell edged bath, matching pedestal wash basin and WC. Full tiling to rear of WC and wash basin. Ceiling light point. Radiator. Door to airing cupboard housing lagged cylinder and immersion heater.

GENERAL REMARKS & STIPULATIONS

VIEWING – Strictly by appointment through Northallerton Estate Agency- Tel (01609) 771959.

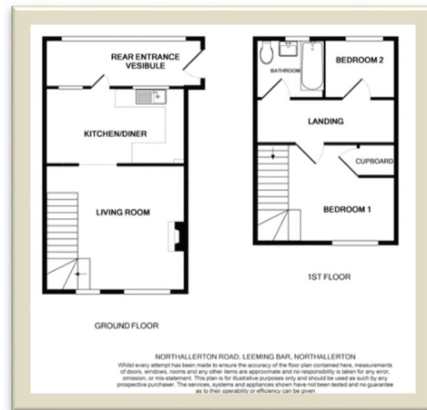
TENURE - Freehold with Vacant Possession upon Completion.

SERVICES - Mains Water, Gas, Electricity and Drainage.

COUNCIL TAX BAND - The Council Tax Band for the property is **A**. The current charge is **£1,112.99**

LOCAL AUTHORITY - Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

NOTE: ALL SERIOUS OFFERS CONSIDERED FOR EITHER A SINGLE PROPERTY, TWO COTTAGES OR COTTAGES AND POTENTIAL DEVELOPMENT SITE.



COMMITMENT

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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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.