

S.4714

Northallerton
Estate
Agency 

25 NORTHALLERTON ROAD
LEEMING BAR, NORTHALLERTON DL7 9AE



A Conveniently Positioned End Terraced 2-Bedroomed Traditional Cottage Property with Hardstanding to Rear, Currently Tenanted on a Assured Shorthold Tenancy

- 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
- Currently Let on an AST

Offers in the Region of: £90,000

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

25 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.

Currently let on an Assured Shorthold Tenancy. The offering of 25 Northallerton Road represents a good opportunity to acquire a letting unit with a good tenant.

The accommodation briefly comprises:

ACCOMMODATION

In from the front through hardwood front door into:

Hallway

With stairs to first floor.

Lounge

3.35m x 3.66m (11' X 12')

Kitchen

4.57m x 2.44m (15' X 8')

Covered Store

Stairs to First Floor

Landing

Bedroom No. 1

3.66m x 3.05m (12' x 10')

Bedroom No. 2

2.74m x 2.44m (9' x 8')

Bathroom

GENERAL REMARKS & STIPULATIONS

VIEWING - Strictly by appointment through the Agents – Tel: (01609) 771959.

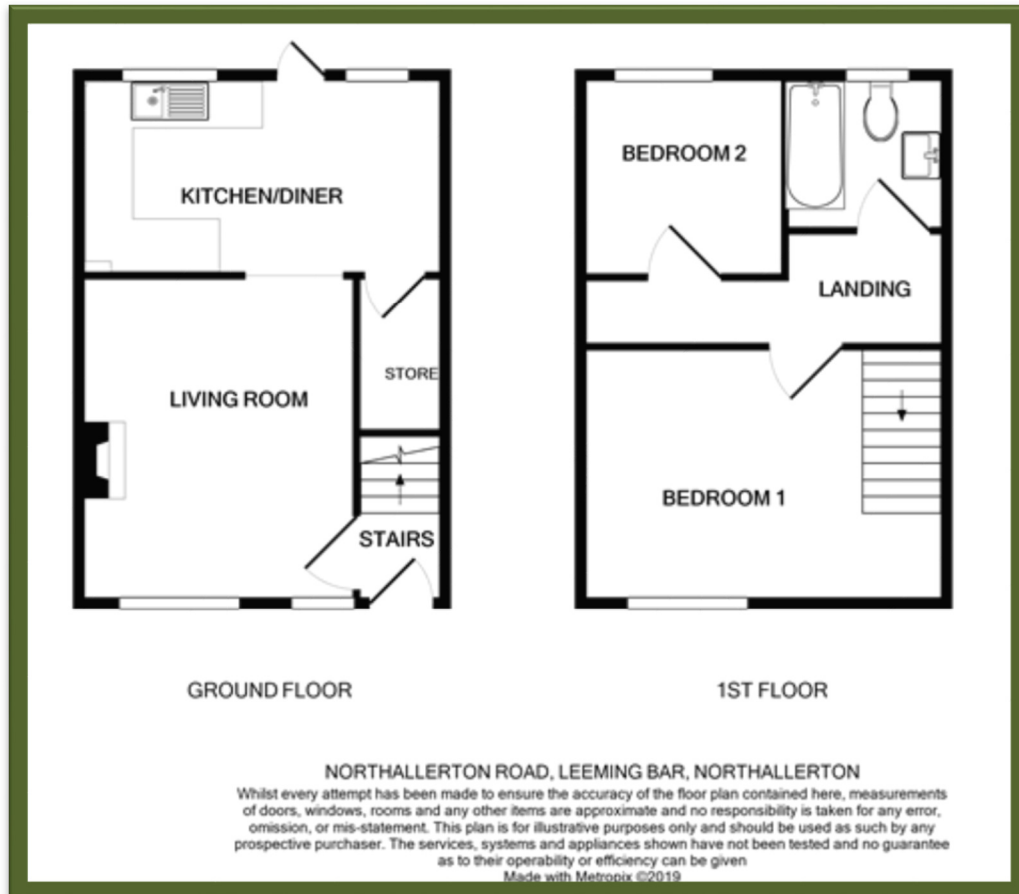
TENURE – Freehold – Currently let under an Assured Shorthold Tenancy with a rent passing of £400 per calendar month.

SERVICES - Mains Water, Electricity, Gas and Drainage.

COUNCIL TAX BAND - The Council Tax Band for the property is **A**. The Current annual 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.

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