



ROMAN ROAD, LEEMING, NORTHALLERTON

OFFERS IN THE REGION OF £195,000



Northallerton
Estate Agency



Roman Road

Northallerton, DL7 9SG

SEMI DETACHED 3 BEDROOM FAMILY HOUSE IN THE LOVELY VILLAGE OF LEEMING WITH LINKS TO THE A1 AND GOOD SCHOOLS. THIS PROPERTY IS OFFERED CHAIN FREE AND HAS SCOPE TO EXTEND TO THE SIDE (SUBJECT TO PLANNING PERMISSION)

- CHAIN FREE
- CLOSE TO GOOD SCHOOLS
- ON A BUS ROUTE
- VILLAGE LOCATION
- SCOPE TO EXTEND
- CLOSE TO A1



HALLWAY

CEILING LIGHT POINT, STAIRS UP TO FIRST FLOOR, RADIATOR AND OFF INTO UNDER STAIRS WC

WC

CEILING LIGHT POINT, WC, HANDWASH BASIN

LIVING ROOM

LARGE THROUGH LOUNGE, FEATURE FIREPLACE, CEILING LIGHT POINT X 2, RADIATOR X 2

KITCHEN

RANGE OF WALL AND BASE UNITS, SPACE FOR WASHING MACHINE, FREE STANDING COOKER, WALL MOUNTED BOILER AND DOOR INTO SIDE ROOM.

BEDROOM 1

CEILING LIGHT POINT, RADIATOR, TV POINT

BEDROOM 2

CEILING LIGHT POINT , RADIATOR

BEDROOM 3

CEILING LIGHT POINT, RADIATOR

BATHROOM

BATH AND SHOWER OVER, WASH BASIN, WC AND CEILING LIGHT POINT

GARDEN

FLAGGED GARDEN, SHED, AND POST AND PLANK FENCING.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

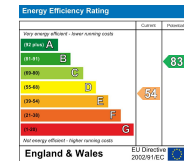
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - C

EPC - D



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



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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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