



LEEMING LANE, LEEMING BAR

OFFERS IN THE REGION OF £230,000



Northallerton
Estate Agency



Leeming Lane

Leeming Bar, DL7 9RR

LOVELY TWO BEDROOM DETACHED BUNGALOW IN THE POPULAR VILLAGE OF LEEMING.

- CHAIN FREE
- DETACHED GARAGE
- CLOSE TO A1
- GARDENS
- CONSERVATORY
- CLOSE TO AMENITIES



41 Leeming lane is a lovely 2 bedroomed detached bungalow with wonderful scope for updating and modernisation. The property boasts large garden areas to the front and rear of the property with a substantial driveway and detached garage with the additional bonus of a rear workshop with plumbing for a washing machine. Internally the property is well presented, light and airy. The bedrooms are both a good size and both enjoy fitted wardrobes. The kitchen enjoys a range of honey pine cupboards with granite effect work surfaces with plumbing for a dishwasher and space for an electric oven and fridge freezer. There is also a handy built in storage cupboard. The rear door leads out nicely to a great sized conservatory looking out onto the rear garden. The bathroom

enjoys an over bath Mira sprint electric shower, bath, w/c and wash basin. The Baxi Duo tech combi boiler can be found in the attic.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

SERVICES

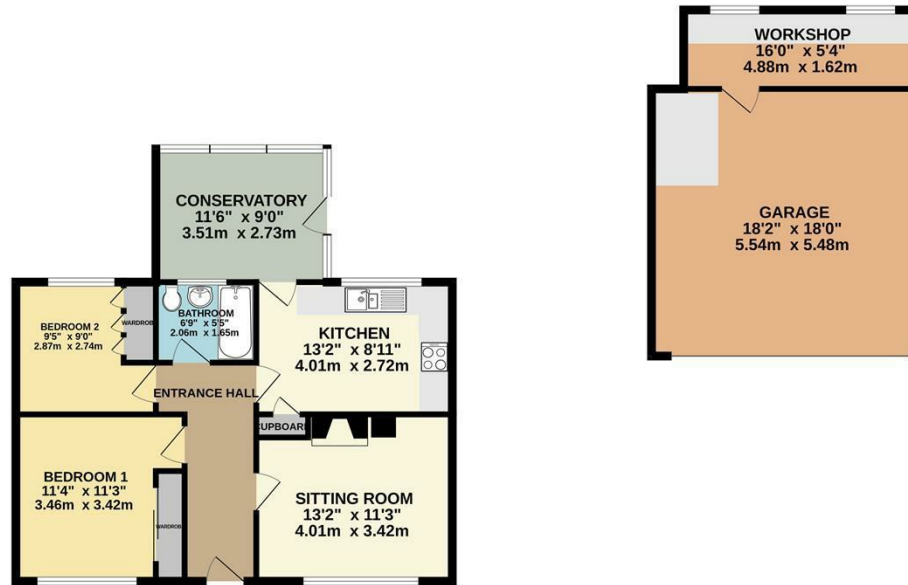
Mains water, electric, gas and drainage.

NYCC COUNCIL TAX BAND - C



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

GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



LEEMING LANE LEEMING BAR, NORTHALLERTON, NORTH YORKSHIRE, DL7 9RR

TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
101-120 kWh/m² A 81-100 kWh/m² B 61-80 kWh/m² C 41-60 kWh/m² D 21-40 kWh/m² E 1-20 kWh/m² F 1-20 kWh/m² G	101-120 kWh/m² A 81-100 kWh/m² B 61-80 kWh/m² C 41-60 kWh/m² D 21-40 kWh/m² E 1-20 kWh/m² F 1-20 kWh/m² G	80	53

England & Wales

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 - 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.
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