



3 Foundry Way

Leeming Bar, Northallerton, DL7 9EJ

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**3 Foundry Way
Leeming Bar
Northallerton
DL7 9EJ**

Guide Price: £165,000

A well presented two bedroom semi detached home conveniently located in the village of Leeming Bar. The property briefly comprises a spacious living room, downstairs WC, kitchen diner, two double bedrooms and house bathroom. To the rear is allocated parking and a private, enclosed rear garden.

- Semi Detached House
- Convenient commuter location
- Two double bedrooms
- Modern Kitchen and Bathroom
- Rear Garden
- Off street parking



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Northallerton 01609 773004



The property is accessed via entrance door into hall way with stairs rising to the first floor. A door to the left leads to a spacious living room with window to front. There is a door to a downstairs WC and the kitchen diner. The kitchen diner comprises cream wall and floor units, oak laminate worktops, stainless steel sink and drainer and window to the rear. There is an integrated fridge freezer, plumbing for washing machine and space for a table and chairs. A door leads out to the rear garden.

Upstairs there are two double bedrooms and a modern family bathroom comprising bath with shower over, WC and wash hand basin.

Externally the rear garden is mainly laid to lawn, with paved patio area and enclosed in timber fencing. There is off street parking to the rear.

LOCATION Leeming Bar has ample facilities and amenities within walking distance including a convenience store and pubs. The property is well placed for primary and secondary schooling. The market town of Bedale is 1 1/2 miles away and is known locally as "The Gateway to the Dales" as the last significant settlement before Leyburn. Bedale's bustling High Street is home to many independent businesses from Butchers, artisan bakery's,

greengrocers and larger chains and also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, leisure centre with swimming pool and a private railway which is run by a local group of enthusiasts.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Leeming Bar is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

CHARGES North Yorkshire Council Tax Band B.

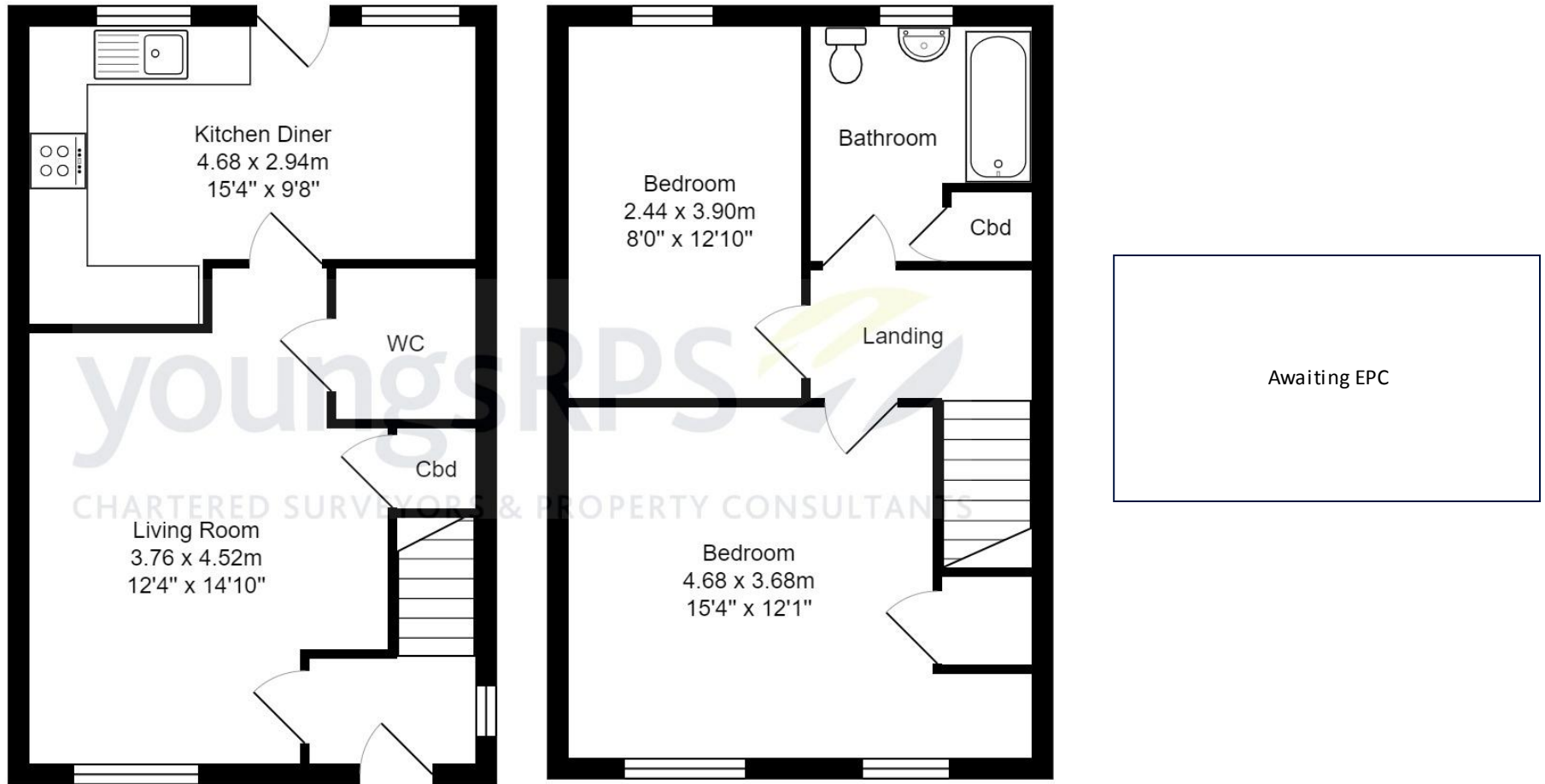
TENURE We are informed that the property is Freehold.

SERVICES Mains water, drainage & electric. Gas central heating.

VIEWINGS By appointment with the agent.

AGENT'S NOTES Free market appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.





All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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