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Northallerton Road
Leeming Bar, Northallerton, DL7 9AG

Offers in the region of £169,000

House - Semi-Detached
2 Bedroom/s
1 Bathroom/s

A well presented two double bedroomed semi detached period cottage benefitting from two off street parking spaces and a good sized rear garden. The accommodation includes a spacious living room, kitchen/dining room fitted with wall and base units. To the first floor there are two double bedrooms and a shower room/wc. The property benefits from gas fired central heating and Upvc double glazing. Externally there is a forecourt garden and footpath to the side leading to the good sized south east facing rear garden with patio, lawn and brick built garden store. There are also two tandem off street parking spaces. The village of leeming is well positioned for access to Northallerton, Bedale and the A1M.





- Two double bedroomed semi detached period cottage
- Good sized rear garden together with garden store
- Spacious living room and separate kitchen/dining room
- Two off street parking spaces
- Spacious and well presented living accommodation
- Gas fired central heating and Upvc double glazing
- Shower room / wc

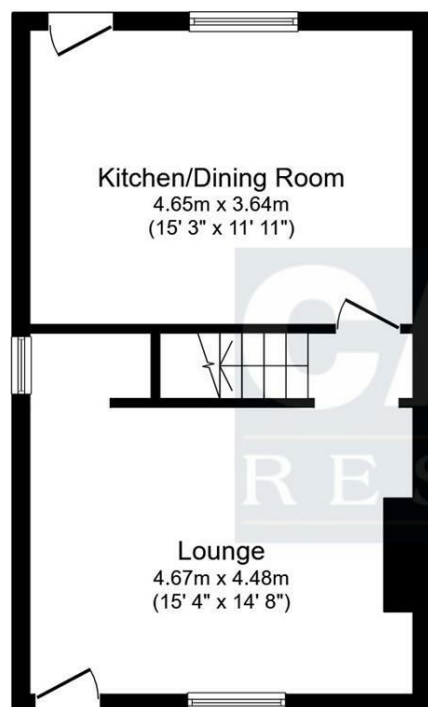
GENERAL INFORMATION

Tenure: Freehold

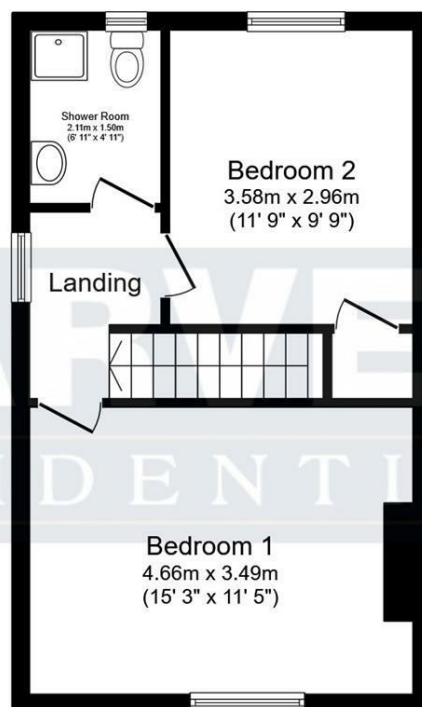
Services: Gas central heating, mains electric, water and drainage.

Upvc double glazing (two windows secondary glazed)

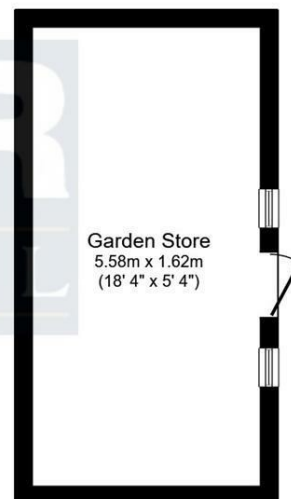
Local Authority: North Yorkshire Band A



Ground Floor
Floor area 37.6 sq.m. (405 sq.ft.)



First Floor
Floor area 37.6 sq.m. (405 sq.ft.)



Outbuilding
Floor area 15.5 sq.m. (167 sq.ft.)

Total floor area: 90.7 sq.m. (976 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			81
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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