



16B, LOW STREET, LEEMING BAR
NORTHALLERTON, NORTH YORKSHIRE, DL7 9BN



16B, LOW STREET

Leeming Bar, Northallerton, North Yorkshire, DL7 9BN

This superb three-bedroom semi-detached home offers stylish, well-appointed accommodation within a quiet residential setting close to the heart of this well-served village, ideally placed for Bedale, Northallerton and Junction 51 of the A1(M). Beautifully presented throughout, the property features a cosy sitting room with multi-fuel stove, an impressive open-plan dining kitchen with garden room extension, a principal bedroom with en-suite, and a private, enclosed rear garden designed with entertaining in mind — making it an ideal home for modern family living.

- Semi Detached House
- Three Bedrooms
- Master Bedroom with Ensuite
- Fabulous Kitchen Dining Family Room
- Attractive Gardens

GUIDE PRICE £240,000

GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

This superb three-bedroom semi-detached home offers stylish and well-appointed accommodation, situated within a quiet residential setting close to the heart of this well-served village. The property is ideally placed for access to Bedale, Northallerton and Junction 51 of the A1(M), making it an excellent choice for both commuters and families alike.

The property opens into a welcoming and spacious entrance hallway, providing ample space for coats and footwear, together with open downstairs storage and a convenient ground floor W.C. The sitting room is a particularly cosy and inviting space, ideal for relaxing evenings or entertaining guests, featuring a multi-fuel burning stove set within an attractive inglenook-style fireplace.

To the rear of the property lies an impressive dining kitchen, fitted with a modern range of wall and base units complemented by granite work surfaces and matching upstands, incorporating an inset sink unit with drainer. Integrated appliances include a four-ring electric hob with splashback and extractor hood over, an electric oven beneath, dishwasher and fridge freezer, together with space for a washing machine. The dining area comfortably accommodates a six-seater table and flows seamlessly into a thoughtfully designed extension, creating an additional living area with sliding patio doors opening directly onto the rear garden — a superb space for both everyday family living and entertaining.

To the first floor, the landing provides access to all three bedrooms, the house bathroom, airing cupboard and loft hatch (the loft being partially boarded). The principal bedroom enjoys a pleasant rear aspect with glimpses of open countryside beyond the garden and benefits from an en-suite shower room comprising a walk-in shower with both fixed and handheld shower heads, wash basin and W.C. Bedroom two is a generous double positioned to the front, whilst bedroom three is a further double room, also to the front, which would equally lend itself to use as a home office if required. The house bathroom is fitted with a panelled bath with handheld shower attachment, wash basin set within a vanity unit and W.C.

Externally, the property enjoys an attractive lawned front garden with inset shrubs and a walled boundary, with gated side access leading to the rear.







The private and enclosed rear garden provides an excellent outdoor entertaining space, featuring a paved patio overlooking the lawned garden and an attractive timber-built covered seating area with external lighting. The garden is fully enclosed by fencing and walling. To the side, there is a useful storage shed with covered log store, and a rear gate provides access to the tandem driveway, approached from Willow Gardens.

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.

Viewings, Tenure & Charges

Strictly by appointment only. Please contact the Agent on 01609 773004. The property is Freehold. North Yorkshire Council Tax Band C.

Services

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

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.



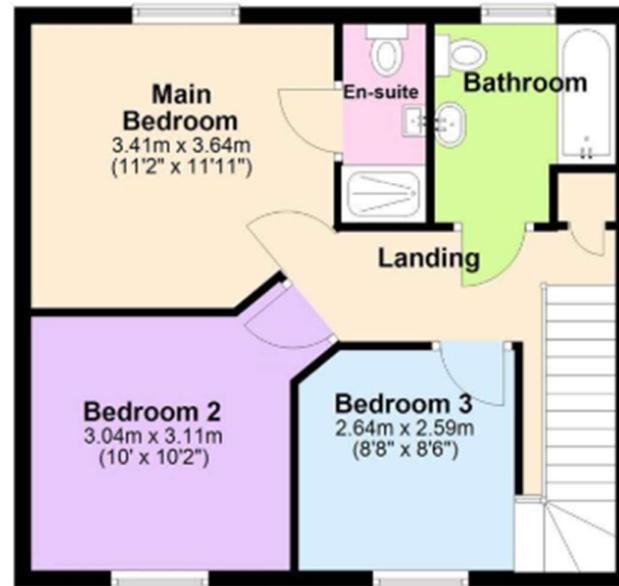
Ground Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 98.2 sq. metres (1057.5 sq. feet)

www.youngsrps.com
Northallerton 01609 773004



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 the 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.