



## 6 BEDALE ROSE AVENUE, LEEMING BAR, DL7 9FA.

An immaculately presented four bedroom detached home located close to the heart of the well served village of Leeming Bar. The property benefits from an excellent layout including a dining kitchen, sitting room and study, plus four good size bedrooms including a Main bedroom with an ensuite. Other benefits include an enclosed garden, gas fired heating, garage and off street parking.

Guide Price £280,000





# 6 Bedale Rose Avenue,

Leeming Bar, DL7 9FA.

£280,000

## Description

This double fronted four bedroom detached home has a central hallway leading to the dining kitchen, sitting room and study or playroom and also has the benefit of substantial understairs storage and a switch back staircase up to the first floor.

The modern dining kitchen is a great space for entertaining or for families to be together and comprises of a modern range of wall and base units with a work surface over having a matching upstand. There is also a four ring gas hob with a stainless steel splashback and extractor hood over, an electric oven and an integral fridge freezer with a space for a dining table and chairs too. The utility room leads out to the rear garden and has space for a dishwasher and washing machine under a work surface and the boiler is hidden away in a wall mounted cupboard. Off the utility room is a downstairs WC which has a push flush WC, pedestal mounted wash basin and partly tiled walls.

To the rear of the property is a spacious and bright sitting room with French doors out to the rear garden with matching side panel windows neatly linking the house with the garden. To the front of the house is a room which is currently as a playroom but could be used as a study or a small at home gym.

The first floor landing is lovely bright from the half landing window and has a built in cupboard and access to the loft via a hatch. The main bedroom is to the rear and is an excellent double bedroom with two double glazed windows overlooking the garden and there is an ensuite shower room comprising of a step-in shower with a glazed sliding screen and electric shower, a push flush WC, pedestal mounted washbasin and a heated towel rail.

Bedroom two is also to the rear and three to the front and both are excellent double bedrooms with bedroom four a good sized single bedroom or a smaller double. The contemporary house bathroom is mainly tiled with a panelled bath having a shower over, a push flush WC and a wall mounted washbasin.





## Outside

The front is mainly lawned with a paved path to the front door. To the rear there is a detached garage and driveway providing off street parking with gated access into the rear garden. The garage itself has an up and over door, personal door to the side and light and power points.

The rear garden is enclosed with a fenced boundary and has a paved entertaining area, lawned garden and mature planted borders with a range of shrubs and trees as well as a woodchopped children's play area.

## Location

Leeming Bar is in the Hambleton district of North Yorkshire, England. The village is well served with local amenities including C of E Primary School, two parks, a CO-OP store, small hotel and pub, it is also home to the main depot of the Wensleydale Railway.

The bus routes provide easy access to the market towns of Bedale and Northallerton, 2 and 7 miles respectively. The A684 bypass was opened in August 2016, with Coneygarth service station and access to both the A684 and A1(M) junction 51, just north of the village. Northallerton provides main line train links to Darlington, Newcastle, York and London.

## **GENERAL INFORMATION**

Viewing - by appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

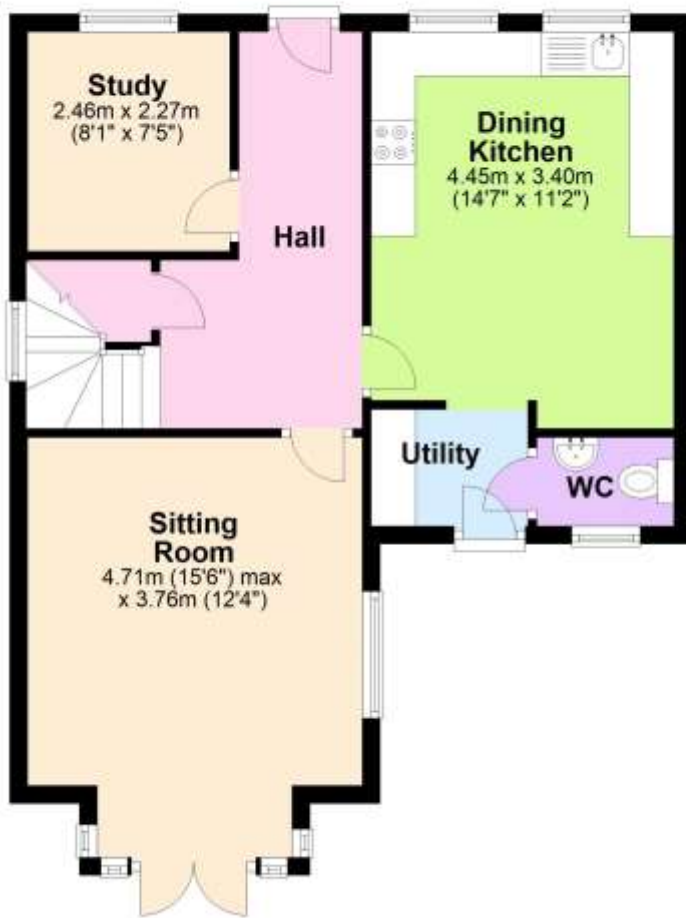
Local Authority – Hambleton District Council  
Tel: (01609) 779977

Council Tax Band - D



## Ground Floor

Approx. 53.0 sq. metres (570.2 sq. feet)



## First Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



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