



## 9 GRANGE AVENUE, LEEMING BAR, DL7 9BQ.



A two bedroomed semi detached bungalow which has been well cared for but is now in need of modernisation benefitting from an enclosed rear garden, gas fired heating and double glazing, off street parking and a detached garage, two double bedrooms and is offered for sale with no onward chain.

**£145,000**





## Description

The bright central hallway leads to all rooms with the sitting room to the front and having an electric fire with stone surround and tiled hearth, upvc double glazed window looking out to the front. The kitchen has a range of wall and base units with space for fridge freezer, free standing cooker and a washing machine, double glazed window overlooking the rear garden and a double glazed door opening into the rear porch, which opens into the garden.

Both bedrooms are doubles, with the main bedroom to the front having built-in wardrobes and overhead storage. The bathroom has a grey 3 piece suite comprising of a panelled bath with electric shower over, pedestal mounted washbasin and a low level WC, there is also partially tiled walls, radiator and a double glazed window to the rear.

## Outside

There is an attractive lawned frontage with mature planted borders featuring a range of mature shrubs, trees and flowers. There is a tarmac driveway to the side leading to the detached garage, which has an up and over door, light and power points and a window to the rear. There is a path leading to the front door and down the side to the gate leading to the rear garden.

The private rear garden is all enclosed and is mainly lawned with hedged and fenced boundaries, there is a paved patio area, greenhouse and mature planted borders.

## 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.

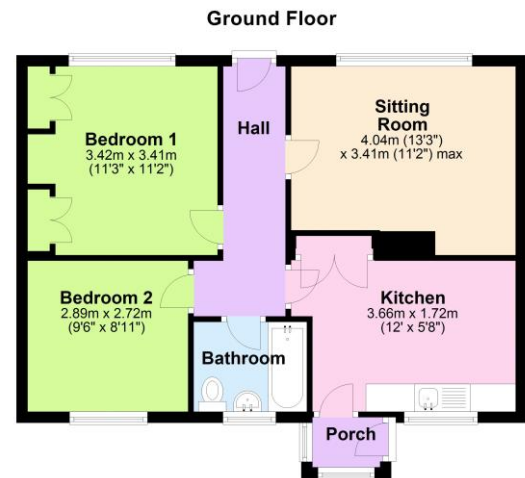
The bus routes provide easy access to the market towns of Bedale and Northallerton, 2 and 7 miles respectively. The A684 bypass was opened in August 2016, with Coneygarth service station and access to both the A684 and A1(M) junction 51, just north of the village. Northallerton provides main line train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

## GENERAL INFORMATION

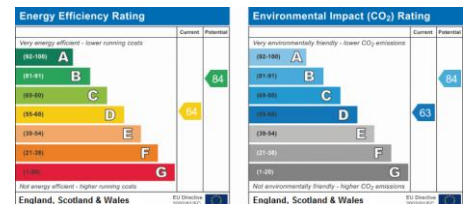
Viewing - by appointment with Norman F. Brown.  
Tel: (01677) 422282.

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

Council Tax Band - B



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