



## 18 FOUNDRY WAY, LEEMING BAR, DL7 9EJ.

A spacious and well presented three bedroomed detached home in a lovely position overlooking a green and benefiting from a great layout including a dining kitchen, downstairs WC and a main bedroom with an ensuite. Other features include off street parking, enclosed rear garden plus gas fired heating and double glazing.

Offers over £220,000





# 18 Foundry Way,

Leeming Bar, DL7 9EJ.

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## Description

### Ground floor

On entering the property into the hallway there is stairs to the first floor and doors to the Dining kitchen, sitting room and a WC, which has a low level WC, pedestal mounted washbasin with chrome mixer tap over, walls tiled to half height and tiled flooring, radiator, extractor and a frosted double glazed window to the front. The sitting room has a double glazed window to the front with views over the grassed parkland, double radiator, television and telephone points.

The dining kitchen has a matching range of modern wall with downlighters and base units with wood effect work surface over and matching upstand, 4 ring gas Bosch hob with stainless steel splashback, Bosch extractor hood over and a Bosch electric oven under. Integrated fridge and freezer, washing machine, double glazed windows looking out to the enclosed rear garden as well as double glazed French doors opening out onto the paved patio area, double radiator, useful understairs storage cupboard, recess spotlights and Amtico flooring.

### First floor

The landing has a double glazed window to the side, recess spotlights, loft hatch and an airing cupboard and doors to all bedrooms and the bathroom. The main bedroom has a double glazed window to the rear overlooking the attractive enclosed garden, radiator and a door to the ensuite, which has a step-in shower cubicle with an electric Mira shower and a sliding glazed door, wall mounted washbasin with chrome mixer tap over and a low level WC. The walls are tiled to half height and there is tiled flooring, an extractor fan, a chrome ladder style heated towel rail and recess spotlights.

Bedrooms two and three both have double glazed windows to the front with views over the grassed parkland and to open fields beyond, and bedroom three also has a built-in storage cupboard. The bathroom comprises of a panelled bath with shower over, low level WC, wall mounted washbasin with chrome mixer tap over, chrome ladder style heated towel rail. There is also a shaver point, extractor fan, recess spotlights, a frosted double glazed window to the rear, the walls are mainly tiled and the floor is also tiled.



### **Outside**

To the front of the property there is a paved path leading to the front door with mature planted borders with a range of shrubs and flowers and an attractive wrought iron railings.

The rear garden is mainly paved with an astro turfed lawned area edged by a planted border, garden shed and all enclosed with fenced and walled boundaries. Gated access to the rear where there is tarmac driveway offering parking for up to 2 cars.

### **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.

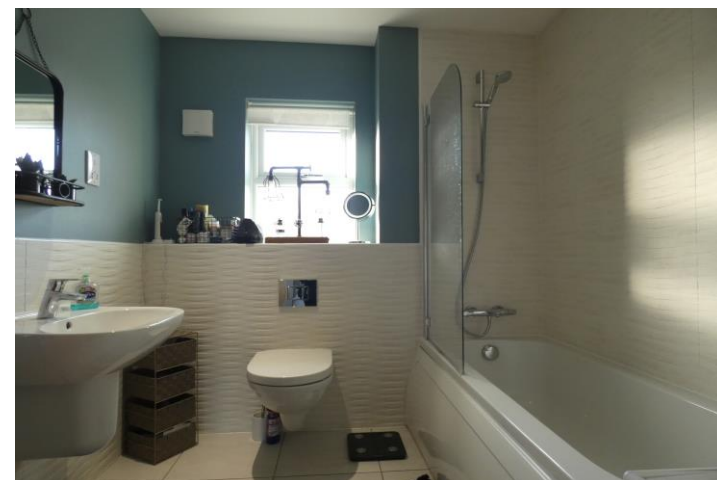
Local Authority - Hambleton District Council  
Tel: (01609) 779977

Council tax band - C

### **Location**

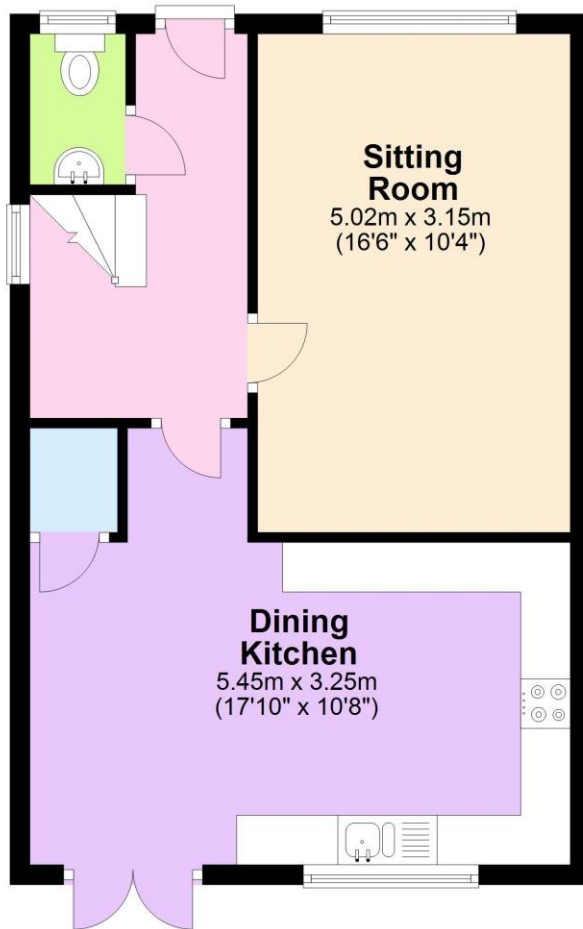
Leeming Bar is in the Hambleton district of North Yorkshire, England. The village is well served with local amenities including C of E Primary School, two parks, a CO-OP store, small hotel and pub, it is also home to the main depot of the Wensleydale Railway.

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.



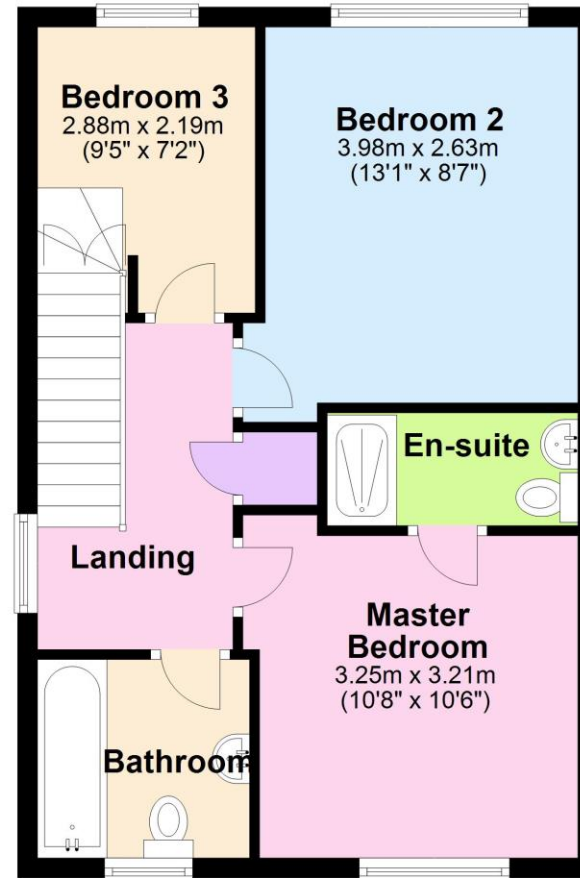
## Ground Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



## First Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the

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