

2 GLEBE SQUARE
LEEMING BAR, NORTHALLERTON, DL7 9AF



An Attractively Presented 3-Bedroomed Semi Detached Family House Situated on Large Sized Plot with Scope for Extension

- Newly Fitted UPVC Double Glazing Throughout
- Gas Fired Central Heating
- Detached Garage & Hardstanding
- Patios & Large Rear Garden
- Attractively Presented Internally
- Available for Early Completion

Price: Offers in the Region of £155,000

2 GLEBE SQUARE, LEEMING BAR

SITUATION

Northallerton 5 ½ miles Richmond 9 miles
A.1 ½ mile Darlington 15 miles
Bedale 2 miles
All distances are approximate.

The property is very conveniently situated just outside the village of Leeming Bar in a very convenient and popular area of North Yorkshire which enjoys excellent transport networks via the nearby A.1 junction at Leeming and easy access to the popular market towns of Bedale, Northallerton, Ripon & Thirsk. The property is within very convenient and reasonable commuting distance of Teesside, York, Wetherby and South Yorkshire.

The A.1 trunk road gives excellent access to routes north and south. The area is additionally well served for commuting with an East Coast main line train station at Northallerton providing a journey time to London of less than 2 1.2 hours. There are international airports at Durham Tees Valley, Newcastle, Leeds/Bradford. The local market towns of Northallerton and Bedale offer a full and comprehensive range of educational, recreational and medical facilities together with good high street shopping and twice weekly markets. For larger and more comprehensive range of shopping and amenities the major centres of York, Darlington, Middlesbrough and Teesside are all easily accessible.

AMENITIES

Shopping – Bedale, Northallerton and Thirsk provide good market town shopping whilst the larger centres can be found at Teesside, York and Darlington.

Schools - There is a good primary school at Leeming together with comprehensive schools to be found at Bedale, Richmond, Thirsk and Northallerton, whilst independent schools include Ampleforth, Polam Hall, Yarm, Teesside, Ripon Grammar, Queen Mary's at Baldersby and Aysgarth School at Newton le Willows are all within convenient travelling distance.

Racing - Ripon, York, Catterick, Thirsk, Wetherby, Sedgfield, Redcar and Newcastle.

Golf - Bedale, Leyburn, Northallerton, Darlington, Romanby and Richmond.

Shooting & Fishing - The property lies within an area of renowned shoots and good fishing both coarse and game with the River Swale within very easy reach.

Leisure Centres - Bedale, Northallerton, Darlington and Richmond plus Health Spa at Scotch Corner.

The property occupies a quiet position nicely set back from the minor road from Northallerton to Bedale and enjoys a highly convenient position. Additionally the property is within an hour of the coast at Whitby, Scarborough and Redcar and midway between the North Yorkshire Moors and Yorkshire Dales where much renowned leisure activities can be found.

DESCRIPTION

The property comprises a well laid out and spacious attractively presented 3 bedroomed traditional brick built with clay tile roof semi-detached family house, situated on a good sized corner plot.

To the front the property has low maintenance chippings garden behind wrought iron railings with brick built pillars. There is a 5 bar gate to side with separate pedestrian access giving access onto the block paved driveway/hard standing which gives parking for a number of vehicles and gives access to the detached section garage.

The rear of the property is a particular feature being of a good size. With to the immediate rear of the property a block paved patio area with purpose built pergola and decking opening out onto an area of lawned garden with additional seating areas. To the side is a further extensive flagged patio with central raised shrubbery and side gardens which are lawned with shrub borders and have a block paved walkway through. There is space and base for shed and outside tap.

The property needs inspecting to fully appreciate the plot size and presentation together with the potential for extension subject to Purchasers requirements.

ACCOMMODATION

In under covered entrance though UPVC sealed unit double glazed front door with upper leaded and coloured glass etched light into:

Entrance Hall
3'9" x 4'1" (1.13m x 1.25m)

With ceiling light point and telephone point. Stripped pine door with etched glass upper panels. Stairs to first floor and door through to:

Sitting Room
10'5" x 13'5" (3.18m x 4.09m)

With central chimney breast with arched brick top, cut marble hearth and hardwood display shelf. Double radiator, ceiling light point, TV point. Display window ledge to front, triple glazing.

Living Room
11'10" x 10'7" (3.60m x 3.23m)

With coved ceiling, ceiling light point, double radiator and TV point. Triple glazing to front. Stripped pine upper etched glass French doors through into:

Kitchen
17'6" x 6'4" plus recess 4'1" x 2'10"
5.33m x 1.93m plus recess 1.25m x .86m)

Enjoys the benefit of a light oak fronted kitchen, comprising of an extensive range of base and wall cupboards, work surfaces, inset single bowl, single drainer stainless steel sink unit with

easy turn taps over. Space and point for gas/electric cooker, tiled splash backs, Explair extractor fan, space for fridge, 3 x ceiling light points, under unit lighting. Sliding door to:

Cloak Room

2'11" x 4'11" (.89m x 1.50m)

With ceiling light point, extensive wall shelving, wall mounted cloaks hooks. Stripped pine opaque glazed door leads into:

Rear Entrance

11'4" x 3' (3.45m x .91m)

With doors to either end giving access out to rear decking, patio and gardens. Easy access to side access and garage. Doors to:

Downstairs WC

3'10" x 4'10 (1.16m x 1.47m)

With white suite comprising slim line duo flush WC, matching pedestal wash basin with easy turn mixer tap and tiled splash back. Ceiling light point, tiled walls to three sides.

Utility Room & Office

10'2" x 7'10" (3.10m x 2.38m)

With pine panelled ceiling, ceiling light point, space and plumbing for auto wash, space for fridges, freezers and dryers, vent for dryer.

Stairs to first floor have stained and polished pine balustrade leading up to:

First Floor Landing

10'2" x 2'11" (3.10x .89m) plus useful recess 2'11" x 3'6 (.89m x 1.06m)

With ceiling light point and attic access.

Bedroom 1

10'5" x 11'11" (3.18m x 3.63m)

With radiator, ceiling light point, built in double robe with cloaks hanging rail and shelf storage over.

Bedroom 2

10'8" x 11'10" (3.25m x 3.60m)

With ceiling light point and radiator. Built in double robe with cloaks hanging rail and shelf storage over.

Bedroom 3

8'5" x 10'6" max into recess (2.57m x 3.20m)

With ceiling light point, radiator and telephone point.

Bathroom

6'5" x 10'6" max (1.96m x 3.20m)

Fully tiled walls to three sides with a suite comprising painted panelled bath with mixer tap and shower attachment over, Explair extractor fan. WC, unit inset wash basin with cupboard storage beneath, shelved storage to side. Spots over wash basin, ceiling light point, radiator, built in boiler cupboard housing

RD628 British Gas central heating boiler with shelf storage under.

OUTSIDE

Garage

7'10" x 16'6" (2.38m x 5.03m)

Concrete sections with corrugated roof, up and over door to front and pedestrian door to side.

Gardens

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GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Northallerton Estate Agency – Tel: (01609) 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains Electric. Mains drainage. Gas

LOCAL DISTRICT COUNCIL

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is C.



Energy Performance Certificate

2, Glebe Square, Leeming Bar, NORTHALLERTON, DL7 9AF

Dwelling type: Semi-detached house Reference number: 8592-6625-9790-7887-4822
 Date of assessment: 23 May 2012 Type of assessment: RuSAP, existing dwelling
 Date of certificate: 23 May 2012 Total floor area: 91 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £2,043

Over 3 years you could save £429

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£192 over 3 years	£150 over 3 years	
Heating	£1,564 over 3 years	£1,276 over 3 years	
Hot Water	£287 over 3 years	£189 over 3 years	
Totals	£2,043	£1,614	You could save £429 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

May energy efficient - lower heating costs

Rating	Current	Potential
A	92-100	92-100
B	81-91	81-91
C	69-80	69-80
D	55-68	55-68
E	45-54	45-54
F	35-44	35-44
G	25-34	25-34

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The energy efficient - higher heating costs.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£175	Yes
2 Low energy lighting for all fixed outlets	£15	£33	Yes
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£153	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/homeenergy or call 0800 523 1234 (limited postal reply). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run all up-front cost.

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Ground Floor
 Approximate Floor Area
 580.17 sq. ft.
 (53.90 sq. m)

First Floor
 Approximate Floor Area
 499.01 sq. ft.
 (46.36 sq. m)

2 Glebe Square, Leeming DL7 9AF

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.virtual360.net

COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.