



1B LOW STREET
Leeming Bar, Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

1B LOW STREET

Northallerton, North Yorkshire, DL7 9BW

A substantial and spacious detached property in the accessible location of Leeming Bar.

ACCOMMODATION

The property offers versatile accommodation for a wide variety of purchasers, with a ground floor double bedroom complete with en suite, perfect for multi-generational living,

The substantial dining kitchen opens to a large, dual aspect sitting room. There is also a utility room and cloakroom/w.c. To the first floor, there are three further bedrooms, as well as a family bathroom. The principal bedroom also benefits from an en suite.

The property benefits from a generous and private front garden, mainly laid to lawn, with a courtyard to the rear. There is also private parking.

Sold with no onward chain.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL
01748 829217
agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Leeming Bar is a large village in North Yorkshire, set between the historic market towns of Bedale (around 3 miles) and Northallerton (around 7 miles). It is well-located for commuting in the region with good access to the A1(M).

The village has a number of pubs/hotels and a primary school, whilst the nearby historic market towns of Bedale and Northallerton offer a good range of schools, leisure opportunities and independent and national retailers.





Accommodation

The entrance hall features a beautiful storage cupboard and provides access to the dining kitchen and ground floor bedroom. The dining kitchen has a good range of wall and base units with white frontage and bi-fold doors to the sitting room, which enjoys a dual aspect and has patio doors leading out to the garden. Integrated appliances include a dishwasher, oven, hob, fridge and freezer. There is also access to a useful utility room and ground floor w.c.

The ground floor double bedroom benefits from an en suite with panelled bath and shower above, wash hand basin and w.c.

The first floor landing provides access to three further bedrooms, the principal benefiting from an en suite shower room with a corner shower, basin and w.c. There is a window overlooking the front garden along with a Velux window. The house bathroom has a substantial shower, hand wash basin and w.c.



Externally

Wrought-iron gates open up to the block-paved parking area, providing off-street parking for several vehicles. There is a substantial, private front lawn and a pathway which leads around to the rear.

The rear patio garden is low-maintenance with two small lawned areas and a timber shed.

Services

Mains gas, electric, water and drainage.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

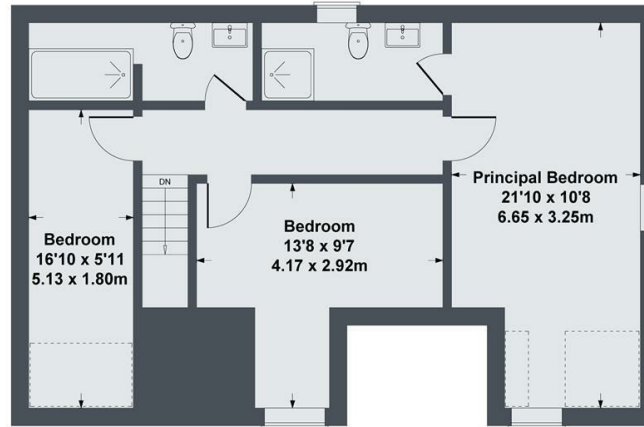
North Yorkshire Council. Council tax band E.

Particulars and Photographs

Particulars prepared and photographs taken June 2024.

1B Low Street, Leeming Bar

Approximate Gross Internal Area
1800 sq ft - 167 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.