

32 LEASES ROAD
Leeming Bar, Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

32 LEASES ROAD

Northallerton, North Yorkshire, DL7 9DA

A large, detached bungalow, in need of modernisation, with substantial internal accommodation.

ACCOMMODATION

Set back from Leases Road, this bungalow offers an impressive living room and an excellent kitchen/breakfast room.

An en suite complements the main bedroom, with two further double bedrooms with bow windows, positioned at the front of the property. There is a stairway from the kitchen up to the loft and attic space, which offers huge further potential, subject to the relevant regulations.

Externally, there is a large, block-paved driveway and an oversized garage with electric doors. The rear gardens are now somewhat overgrown, but those with “green fingers” will enjoy the greenhouse, gardens and paved terrace at which to sit and enjoy the sunshine.



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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 front door leads into a spacious entrance hall where there are doors to three ground floor bedrooms, a family bathroom and the kitchen/dining room.

The kitchen/dining room is a large open space with plenty of room for a dining table. Stairs lead up to the loft from here and there is a small utility and larder area. The kitchen fittings require some updating and possibly replacement. There is a one and a half bowl sink and draining unit, window to the rear, oven, gas hob and double doors through to the living room. A further doorway leads through to a rear lobby, which has plumbing for a washing machine and houses the boiler. There is also a door leading out to the garden.

The spacious living room has a big bow window to the front and a central fireplace which appears to be electric with a wooden surround and mantle over. There are double doors opening to a conservatory which is in need of attention, where there is a meter box and access out to the rear gardens and patio area.



There are two bedrooms to the front, both with beautiful bow windows, one of which has a fitted wardrobe. The master bedroom at the rear has a window to the side and a doorway through to an en suite, which has a step-in shower cubicle, low-level w.c and a hand wash basin.

The family bathroom has a panelled bath, low-level w.c, bidet, pedestal hand wash basin, windows to the rear and a heated towel rail as well as a radiator.

To the first floor, there is substantial loft space which has been boarded out, with Velux windows and access into the eaves for further storage. There is a step up to a second loft room which has restricted headspace, as does the first loft, but there is plenty of space to stand up. There is a further Velux window in here, access into the eaves and at the far end there is a further door into more loft storage. Most of the loft is all boarded and floored and there is electricity and lighting. Subject to the relevant permissions, this space could potentially be used as further accommodation.

Externally

Externally, there is a block-paved driveway off the main road which leads to a further, large, block-paved driveway with shrub and hedge borders. There is space for multiple vehicles to park and pedestrian access to either side of the house.

The rear garden is somewhat overgrown with a lawned area, a terraced patio and a greenhouse. The garage is single in width and about one and a half times in length with an electric door and courtesy door to the rear patio.

Services

Mains electricity, gas, 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.

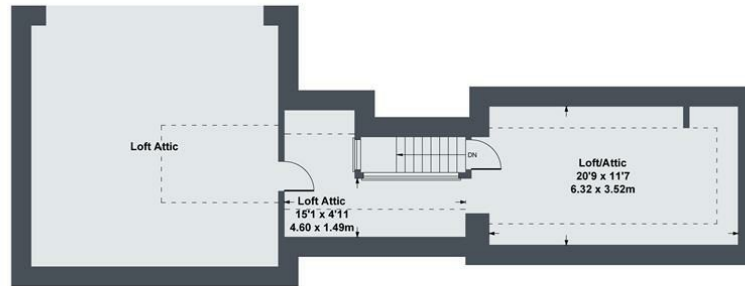
Local Authority

North Yorkshire Council. Council tax band D

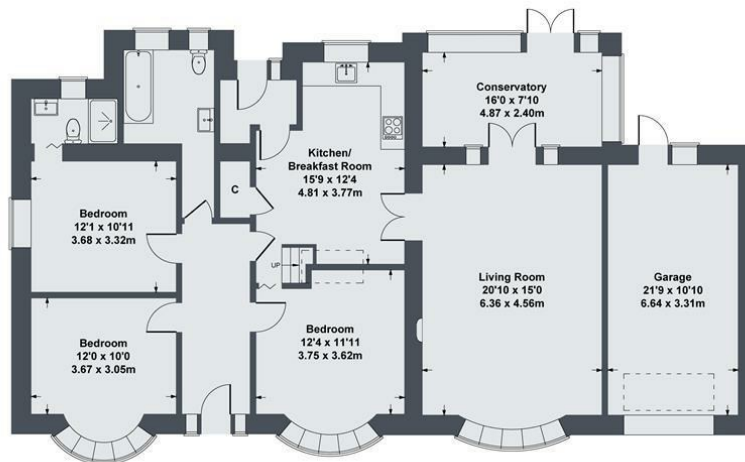
Particulars and Photographs

Particulars prepared and photographs taken September 2025

32, Leases Road Leeming Bar, Northallerton, DL7 9DA



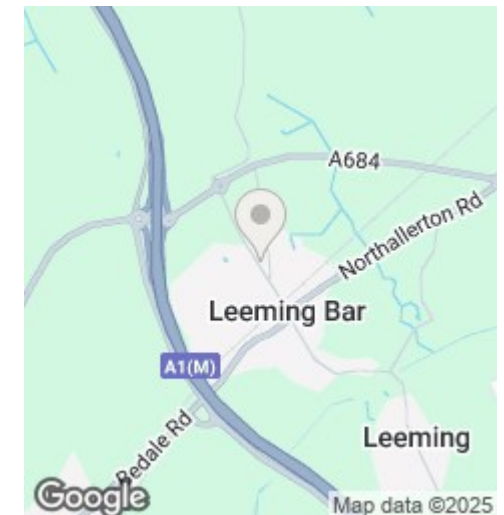
FIRST FLOOR



GROUND 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales		
	EU Directive 2002/91/EC	



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