



# M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

**FOR SALE**  
**Mowbray Villas,**  
**26 Leases Road,**  
**Leeming Bar.**



**Detached Character 3/4 Bedroom Property,  
Garage, Rear Gardens, Requires Modernisation  
OIR £250,000**

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## **Mowbray Villa, Leeming Bar**

This is a spacious detached house located conveniently for the market towns of Northallerton, Bedale and A1 motorway. The property occupies a generous site with lawned garden to the rear and brick built tandem Garage. The property would benefit from modernisation but offers spacious accommodation with double glazed windows and gas fired central heating.

The accommodation comprises:

**Entrance Hall** 5.9 x 1.35m (19'4" x 4'4"), to return staircase to first floor, understairs cupboard, radiator.

**Lounge** 6.9 x 3.75m (22'6" x 12'4" plus Bay Window) with stone fireplace with oak 'Mouseman' mantel over and matching plinths to side. Radiator and power points.



**Dining Room** 3.9 x 3.8m (12'8" x 12'4") plus front Bay Window, fireplace, radiator, wall mounted gas fired central heating boiler. Double doors to



**Kitchen** 3 x 3m (9'9" x 9'9") fitted fronted floor and eye level cupboard units, stainless steel sink with centre mixer tap, fitted Indesit oven, 4 ring ceramic hob, exactor hood over, radiator, door to utility.



**Utility Room** 6.5 x 2.2m (21'4" x 7'3"), fitted sink unit, plumbing for washing machine coal store, radiator, upvc windows and door to rear garden.



## **First Floor**

### **Landing**

**Bedroom 1** 3.7 x 3.7m (12'2" x 12'2") with windows to the front, fitted wardrobes radiator.



**Bedroom 2** 3.7 x 3.5m (12'2" x 11'6") window overlooking the front, radiator, fitted wardrobe.

**Bedroom 3** 3 x 2.9 (9'9" x 9'6") with window overlooking the rear, window to rear, radiator, stairs to boarded roof space.



**Study/Bedroom 4** 3.7 x 1.3m (12'2" x 4'3"), window to front.

**Shower room** 3 x 2.75m (9'9" x 9'0") walk in shower cubicle, wash basin with cupboards under, W.C, part tiled walls, Airing Cupboard with cylinder, radiator



## External



To the rear there is a patio area and lawn, and brick built detached **Tandem Garage**, tarmac driveway which could accommodate several vehicles.

<b><u>Tenure</u></b>	Freehold
<b><u>Services</u></b>	Mains water, electric, drainage, gas and telephone
<b><u>EPC Rating</u></b>	E
<b><u>Viewing</u></b>	Strictly by prior appointment with the Agents.

**Please Note:** all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



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