



36A BRENTWOOD
Leyburn



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36A BRENTWOOD

Leyburn, North Yorkshire, DL8 5EP

An attractive, detached bungalow, built in local stone, occupying a prime position, close to the wide variety of amenities within Leyburn market town.

ACCOMMODATION

This recently built home offers comfortable living accommodation which has been well maintained and neutrally decorated throughout. Offering nicely proportioned rooms, including a modern open plan dining kitchen with Neff appliances, a sitting room which has the added benefit of a feature fireplace, as well as three bedrooms, two of which are doubles including a principal bedroom with en-suite shower room and a neutrally decorated bathroom. This superb bungalow occupies a generous plot with immaculate gardens to the rear and side, as well as ample private parking, leading up to the detached double garage.



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Situation and Amenities

Sitting on the edge of the Yorkshire Dales National Park lies the popular market town of Leyburn. There are a wide variety of both independent and national shops, as well as a Co-operative supermarket, various pubs and eateries. There is an active community with several sports clubs and activities, as well as primary and secondary schools within the town and Tennants Sale House. There is a good access to the A1 (M) approximately 25 minutes' drive and a mainline railway station at Northallerton.





Accommodation Comprises:

The front door leads into an entrance hall with wood effect flooring, window to the side and doors into the sitting room and dining kitchen. The sitting room has a window overlooking the front garden, a feature electric fireplace with a stone effect surround and a door into the inner hallway. The dining kitchen has a good range of wall and base units with a white frontage, integrated appliances including a double Neff oven, fridge freezer, dishwasher, four ring Neff gas hob, extractor hood, space for a washing machine, ceramic one and a half sink with mixer tap and drainer and a breakfast bar area, space for a dining table, door to the driveway and a window overlooking the front garden.

The main bedroom is a good sized double with a window overlooking the rear gardens and an en-suite shower room with a step-in shower, low level WC, wash hand basin and a useful storage cupboard. The second bedroom is another double, with a window overlooking the rear garden and the third bedroom is currently used as a secondary seating area, with patio doors to the rear gardens and wood effect flooring. The house bathroom has a white suite with a panelled bath and shower above, low level WC, wash hand basin, extractor fan and heated towel rail.



Externally

The property is approached by a block paved driveway, with iron gates and railings leading into a substantial area providing off road parking for several vehicles. The property has a generous lawn which surrounds the property with well stocked flower beds and fenced boundaries. There is a substantial lawned garden to the side with various trees and flower beds and a secure rear garden, again, mainly laid to lawn with a paved patio seating area.

Garage

There is a double garage with two up and over doors, with light and power connected, as well as eaves storage and a pedestrian door to the side, leading out to the rear garden.

Tenure

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

Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E.

Services and Other Information

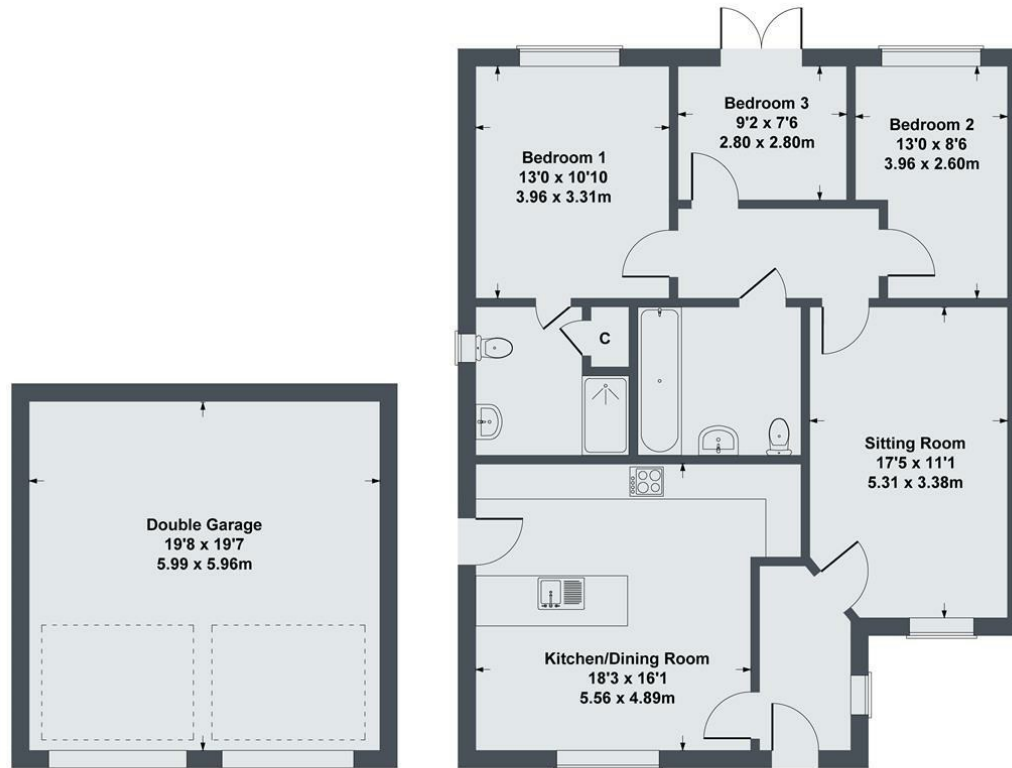
The property is served by gas fired central heating, mains electric, water and drainage connected.

Particulars & Photographs

The particulars were written and the photographs taken in March 2023.

36a Brentwood, Leyburn, DL8 5EP

Approximate Gross Internal Area
1464 sq ft - 136 sq m



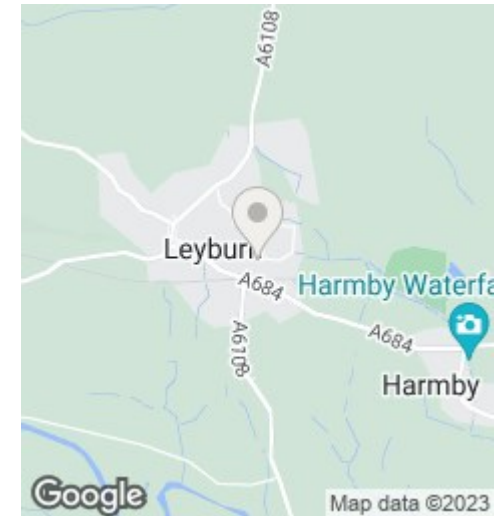
GARAGE

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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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



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