



HIGH UPLANDS, WOODBURN DRIVE  
Leyburn



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# HIGH UPLANDS, WOODBURN DRIVE

Leyburn, DL8 5HU

High Uplands is a spacious detached bungalow, occupying an elevated position with views to the front and rear.

## ACCOMMODATION

The property offers generous accommodation throughout, with well proportioned rooms, including a spacious sitting room, garden room, dining room and breakfast kitchen. There are also three bedrooms, a house bathroom and wet room style shower room.

The property would benefit from modernisation throughout, yet offers sought after features including, views to the rear over open fields, a south facing garden, parking and a garage.  
Offered to the market with no onward chain.



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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 good access to the A1 (M) approximately 25 minutes' drive and a mainline railway station at Northallerton.





### Accommodation Comprises:

The front door leads into a garden room with windows to two sides, showcasing far reaching countryside views over Leyburn and beyond. A sliding door leads into the entrance hallway with wooden floorboards, doors leading to all the living accommodation and a useful storage cupboard, as well as loft access.

The dining kitchen has a good range of wall and base units with wooden frontage and space for free standing white goods including a fridge, cooker and slimline dishwasher, there is a stainless steel sink with mixer tap and drainer, cupboard housing the boiler, doors to the utility room and sitting room and window to the rear.

The sitting room has a window overlooking the front garden and countryside views, feature fireplace with granite hearth and wooden surround, as well as an archway into the separate dining room which has a window to the rear with a superb view over open fields and a butler's hatch. The utility room has space for a freezer, washing machine and tumble dryer, some additional fitted units, a door leading out to the rear garden and a sliding door into a wet room style shower room, with low level WC, pedestal wash hand basin, extractor fan, heated towel rail and frosted glazed window to the rear.

The principal bedroom and second bedrooms are both good sized doubles bedroom with a range of wardrobes and storage. The third bedroom is a double bedroom with a window to the side.

The house bathroom has a white suite, comprising a panelled bath, pedestal wash hand basin, low level WC, frosted glazed window to the rear.



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### Externally

The property is approached by a private road which is shared with the other residents of Woodburn Drive. There are wrought iron double gates to a driveway leading up to the garage with private parking for several vehicles. Low walled boundaries and a substantial front garden, which is mainly laid to lawn with various flower beds and borders housing a variety of mature shrubs flowers and plants. Pathways lead to either side of the property to provide access to the rear garden. There is an elevated patio to enjoy the views at the front of the property.

The front garden has a south facing aspect and the rear garden is low maintenance with a private patio seating area, to enjoy the views of the open fields. In addition, there is an open rain porch and ramp to provide access to the rear door, a screened timber storage shed and fenced boundaries as well as some storage underneath the property.

### Garage

With an up and over door, light and power connected and a pedestrian door 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

North Yorkshire Council. Tel 01748 829100.

The property is banded D.

### Services and Other Information

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

Woodburn Drive is an unadopted road and maintenance is shared between the residents.

### Particulars & Photographs

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

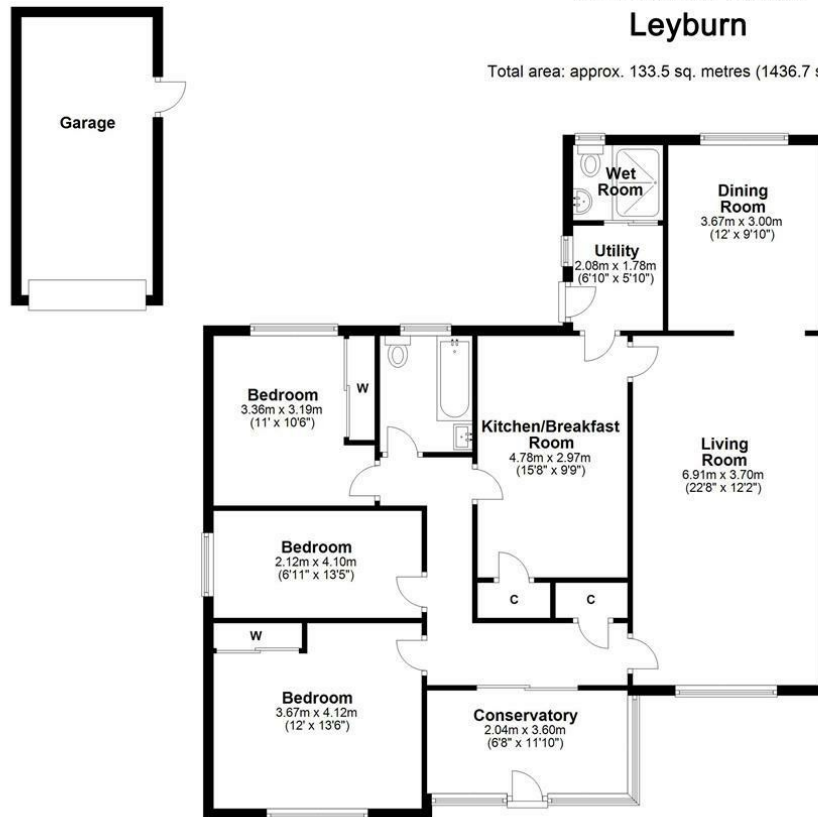
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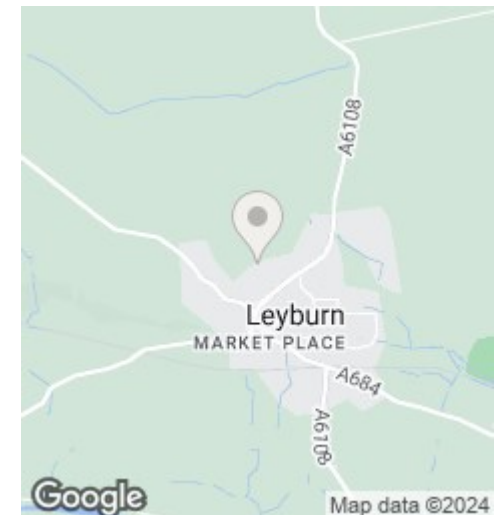
# High Uplands Woodburn Drive Leyburn

Total area: approx. 133.5 sq. metres (1436.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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