



9 COVERDALE CLOSE
Leyburn



9 COVERDALE CLOSE

Leyburn, DL8 5NN

An immaculately presented, detached, stone built property, within walking distance of the amenities, in a highly regarded market town.

ACCOMMODATION

The property offers spacious accommodation, set over three levels with contemporary decor throughout, including a sitting room, dining kitchen with contemporary fitted units, bifold doors leading out to the garden and a WC to the ground floor. To the upper floors, there are four bedrooms, including three doubles, two of which have private en-suite shower rooms and a family bathroom.

There are attractive landscaped gardens to the front and rear, with a patio seating area, perfect for entertaining, as well as ample parking and a garage.



15 High Street, Leyburn, North Yorkshire, DL8 5AQ

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Sitting on the edge of the Yorkshire Dales National Park, with an abundance of recreational activities and walks on the doorstep, 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 and the infamous Tennants Sale Room. The town offers an active community with several sports clubs, as well as primary and secondary schools and a weekly Farmers Market.

The town is well located with good access to the A1 (M) approximately 25 minutes' drive and a mainline railway station at Northallerton for commuting across the region.





Accommodation Comprises:

Ground Floor

The front door leads into an entrance hallway, with contemporary wooden doors which lead into the sitting room, dining kitchen, ground floor WC, a storage cupboard and stairs to the first floor. There is wood effect flooring throughout the ground floor and the sitting room has a window to the front of the property.

The dining kitchen has a good range of cream wall and base units, with wood effect work surfaces, integrated appliances including dishwasher, Neff fan oven, four ring gas hob and extractor fan, a fridge freezer and space for a washing machine. There is a ceramic one and a half sink, bi-fold doors leading out to the rear garden, space for a dining table and a window to the rear. The ground floor WC has a white hand basin, low level WC and cloaks hanging space.



First Floor

The first floor landing has doors leading to three bedrooms, house bathroom and the spindle staircase continues to the second floor. The principal bedroom is a good sized double with a window overlooking the garden and a view towards Penhill and the Dales beyond Leyburn, as well as an en-suite shower room, with a double shower, basin, WC and window to the rear. The third bedroom, also a double, has a window to the front and the fourth bedroom is a good sized single with a window to the front and is currently used as a dressing room.

The house bathroom also has a neutral suite with a panelled bath with shower above, pedestal wash hand basin, low level WC, heated towel rail, wood effect flooring and a window to the side.

Second Floor

There is a generous double bedroom with various eave storage, two Velux windows showcasing a superb view of the Dales and an en-suite shower room with a step-in shower, WC and pedestal basin, extractor fan, heated towel rail and Velux window to the rear.

Externally

The property is approached by a block paved driveway and a stone paved pathway up to the front door. The front garden is mainly laid to lawn with shale flower beds and a mature tree. The driveway is to the side and provides parking for three vehicles, which leads up the garage and a timber gate providing access to the rear garden.

The rear garden is mainly laid to lawn with fenced boundaries, beautifully landscaped and maintained, with a variety of gravelled flower beds and borders, ideal for housing a variety of plants and shrubs. A stone paved patio seating sits adjacent to the dining kitchen and there is a pergola with a pathway leading to a timber shed situated at the rear of the garden.

Garage

The garage has an up and over door, as well as a pedestrian door into the rear garden. Light and power connected.

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.

Particulars & Photographs

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

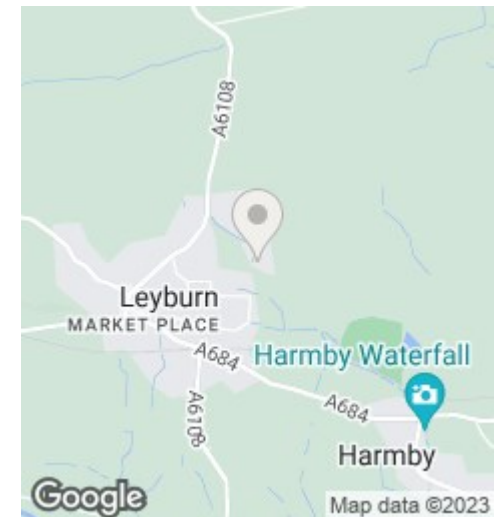


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate net internal area: 1152.49 ft² / 107.07 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



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 corrections 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.