



2 MIDDLEHAM ROAD
Leyburn



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Leyburn, North Yorkshire, DL8 5EY

A beautifully presented and extended semi-detached family home, within walking distance of amenities and local schools.

ACCOMMODATION

The property offers contemporary and well presented accommodation throughout, with good sized reception rooms, including an open plan dining kitchen, separate sitting room, boot room and ground floor WC, as well as four double bedrooms to the first floor and a contemporary house bathroom.

The property also benefits from well maintained gardens to the front and rear, lovely views towards the Dales and Penhill, as well as private parking for several vehicles, a detached garage and workshop.



GSC GRAYS

PROPERTY • ESTATES • LAND

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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:

Ground Floor

The front door leads into an entrance hall, with double doors leading into the dining kitchen and a storage cupboard. The dining kitchen has contemporary Greige wall and base units and Silestone worktops, integrated appliances including a fan oven, induction hob with extractor above, microwave, dishwasher, one and a half Rangemaster sink, as well as an island, space for a free standing fridge freezer, dining table and bi-fold doors lead out to the rear garden.

Sliding doors lead into the sitting room, there is a door into the utility/boot room, Velux windows and feature lighting. The sitting room has two windows to the front, an inset electric feature fireplace, various alcoves and fitted shelving and storage. The utility/boot room has matching units to the kitchen, one and a half ceramic sink, window and door to the rear gardens, useful storage cupboard and a ground floor WC.



First Floor

The first floor landing has doors leading to the four bedrooms and house bathroom. The principal bedroom is a good sized double with a window to the front, showcasing a lovely view towards the Dales and Penhill. The second bedroom is currently utilised as a home office, but equally could convert back into a good sized double bedroom with a window to the front. The third and fourth bedrooms are also a doubles and a windows overlooking the rear garden.

The house bathroom has a contemporary suite with a substantial bath, step-in corner shower, vanity basin, WC, heated towel rail and electric under floor heating.

Externally

The property is approached by a stone paved drive providing off street parking for two vehicles. There are steps leading up to a raised front garden which is laid to lawn, with an additional stone paved seating area, to enjoy the views to the front and a stone paved patio leading to the front door with wrought iron gates and stone walled and fenced boundaries.

The rear garden has fenced boundaries, stone paved seating areas and pathways, a good sized lawn and a pedestrian gate which leads to an additional parking space and access to the garage with electric and water connected. External water tap.

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 C.

Services and Other Information

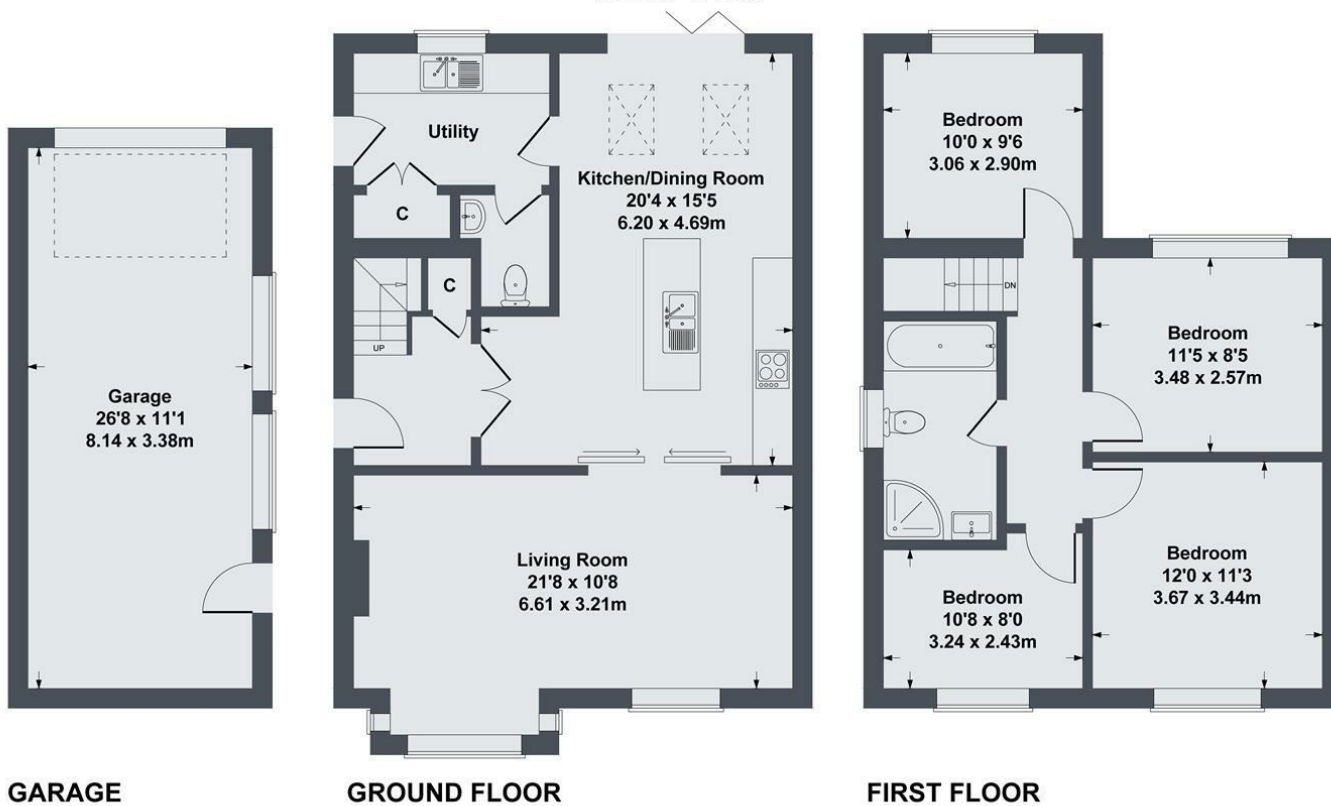
The property is served by gas fired central heating, mains electric, water and drainage connected. Wet underfloor heating system downstairs.

Particulars & Photographs

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

2 Middleham Road, Leyburn

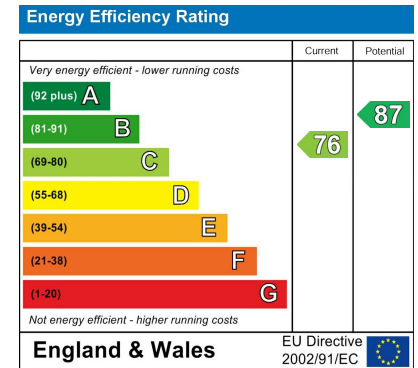
Approximate Gross Internal Area
1550 sq ft - 144 sq m



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



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