



2 BELLE VUE TERRACE

Bellerby, Leyburn, DL8 5QL



GSC GRAYS

PROPERTY • ESTATES • LAND

2 BELLE VUE TERRACE

Bellerby, Leyburn, DL8 5QL

A deceptively spacious, two bedroom character property, situated in the heart of a popular and accessible village, overlooking open playing fields.

The property benefits from two good sized, open plan reception rooms, with a cast iron fireplace and a country style kitchen, as well as two double bedrooms and a large house bathroom.

Externally, the main garden overlooks the playing fields with a lawn, patio seating area, well stocked flower beds and also a useful garage to the rear.

The property would make an ideal first time buy, or those looking for a accessible base, to both the Dales and commuting links.



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01969 600120

leyburn@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

Bellerby is a picturesque village in Wensleydale, on the edge of The Yorkshire Dales National Park, with a traditional public house, Church and a village hall with playing fields. The thriving market town of Leyburn is 1.5 miles away and boasts a variety of independent shops, Co-operative supermarket, weekly local market, several hotels, restaurants and public houses, as well as the well renowned Tenants Auctioneers. There are also a wide variety of national supermarkets and shops located 6.5miles away.

Main line (East Coast) train service from Northallerton 20 miles, A1 (North and South) 9.5 miles. Please note, all distances are approximate.

Accommodation Comprises: Ground Floor

There is an entrance porch and hallway, with a spindle staircase to the first floor and a door leading into the open plan sitting dining room. The sitting room has a window overlooking the main garden, an open cast iron fireplace, with wooden surround, built-in storage, corning and ceiling rose and an opening leading into the dining room. The dining room benefits from a window to the rear and an understairs storage cupboard.

The kitchen has a range of units with cream frontage and solid wood work surfaces, integrated appliances including a double oven, four ring gas hob and extractor fan, Belfast sink, two windows overlooking the rear courtyard, exposed beams, tiled flooring, space for a free standing fridge and a door to the rear courtyard.

First Floor

The landing provides access to the two bedrooms, house bathroom and access to the loft.

The principal bedroom is a substantial double, with a window overlooking the playing fields and countryside beyond, storage cupboard and corning detail. The second bedroom is also a double, with a window to the rear. The house bathroom has a four piece white suite, including a panelled bath, step-in shower, vanity basin, WC, window to the rear and extractor fan.

Externally

The property is approached from the rear, accessed through a timber gate to a courtyard area and a path leading up to a door into the kitchen, as well as a useful garage. The main garden is situated to the front of the property, which is accessed through a pedestrian right of way over neighbouring gardens.

The garden is mainly laid to lawn, with a paved patio seating area, well stocked flower beds and borders, fenced and walled boundaries and a lovely view over the open playing fields to the front. There is also a brick built barbeque and a gravelled pathway to the front door.

Garage

The garage is a useful storage area, accessed from The Olde Wynd, with an up and over door, window, pedestrian door into the courtyard, a WC, 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 C.

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 June 2023.



2 Belle Vue Terrace, DL8 5QL

Approximate Gross Internal Area
1054 sq ft - 98 sq m

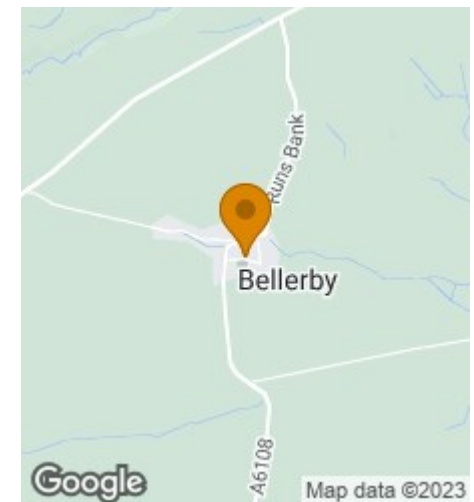


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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 property.