



HAZEL HILL, BRECON BAR  
Askrigg, Leyburn





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# HAZEL HILL, BRECON BAR

Leyburn, DL8 3EA

A newly refurbished and modernised detached family home, with stunning views across the Yorkshire Dales National Park.

## ACCOMMODATION

Hazel Hill benefits from contemporarily decorated, spacious living accommodation throughout, with bedrooms and the house bathroom to the ground floor, as well as a useful laundry room.

The main living accommodation is situated to the first floor to benefit from an elevated aspect of the far reaching view and enjoys a large living room, with large picture windows and a dual aspect. There is a superb modern dining kitchen with patio doors to the private garden, perfect for entertaining. There are two further double bedrooms, including a principal bedroom with en-suite bathroom.

Externally, there is ample private parking, lawned garden and an integral garage to the front and a private south-west facing garden to the rear.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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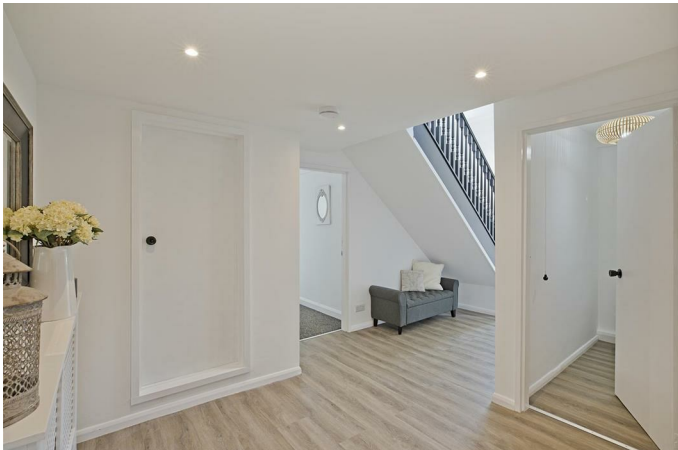




## Situation and Amenities

The property is situated on the edge of the attractive village of Bainbridge, with its traditional village green, in the heart of the Yorkshire Dales National Park, yet only a mile from the equally attractive village of Askrigg. Both villages offer public houses, primary schools and playgrounds. Whilst Bainbridge also benefits from a butchers shop and an award winning restaurant at Yorebridge House. There are several supermarkets, hotels, public houses, markets and livestock mart in the nearby market towns of Hawes and Leyburn and secondary schools are at Leyburn and Richmond. There are also private education facilities at Newton le Willows and Sedbergh. Buses connect to Hawes, Leyburn, Bedale and Richmond.

Hawes is 4 miles and Leyburn is 13 miles. Access to A1 North/South at Catterick (22 miles). Mainline train stations at Northallerton (31 miles), Darlington (33 miles) and Garsdale station is (11 miles). Airports at Durham Tees Valley, Newcastle and Leeds/Bradford. Please note that all distances are approximate.





### Accommodation Comprises: Ground Floor

The entrance hallway provides access to the two bedrooms, the house bathroom, utility/laundry room and a useful cloaks cupboard, as well as the ground floor WC. A spindle staircase leads to the galleried landing and first floor main living accommodation.

There are two double bedrooms with views over the garden and open countryside to the front, one benefitting from an en-suite bathroom with a neutral suite, as well as fitted wardrobe. The spacious house bathroom, has a contemporary newly fitted suite, with free standing bath, walk-in double shower, vanity basin and WC, as well as a heated towel rail and window to the rear.





## First Floor

A galleried landing provides access to the living accommodation, two further bedrooms and a large window showcasing the stunning view.

The dining kitchen has newly fitted light grey units with integrated appliances, including a dishwasher, fan oven with induction hob and extractor hood, a stainless steel sink and ample space for a free standing fridge/ freezer and dining table. There is a dual aspect with views over the rear gardens and patio doors leading out to a large patio.

There is a connecting door which leads into the substantial living room, with a dual aspect showcasing the stunning open view to the front and feature fireplace. The principal bedroom is a good sized double, with fitted wardrobes and an en-suite bathroom, as well as views over the rear gardens. The second bedroom, also a double has a lovely view to the front aspect.

## Externally

The property is approached by a gravelled driveway leading up to the integral garage and provides ample private parking. There is a raised lawned garden to the front, which has stone walled boundaries and benefits from mature trees. Steps lead to the rear garden, which is mainly laid to lawn, with a substantial stone paved patio seating area and a useful timber storage shed. There are a variety of mature shrubs, trees and plants, providing a good amount of privacy to the lovely south west facing garden.

## Garage

The garage has a roller door with light and power connected and a pedestrian door and window to the side.

## Tenure

### Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded E.

### Services and Other Information

The property is served by oil fired central heating, mains electric and water. Private septic tank drainage.

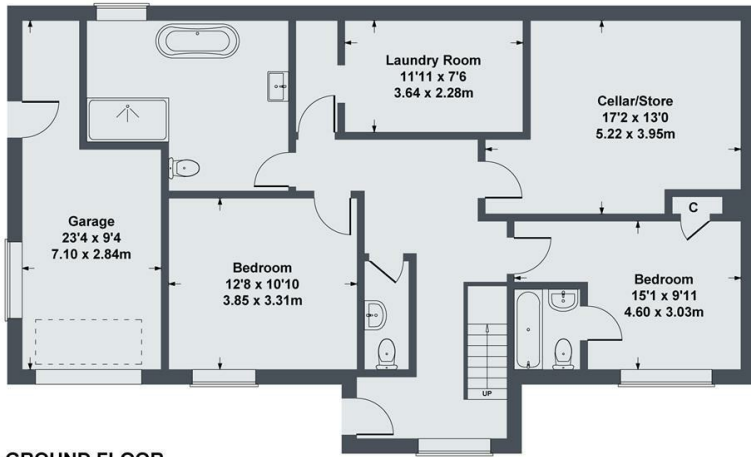
## Particulars & Photographs

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

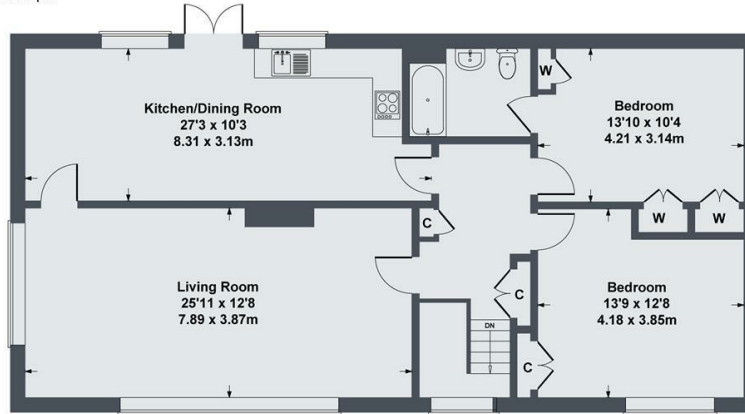


## Hazel Hill, Askrigg

Approximate Gross Internal Area  
2303 sq ft - 214 sq m



GROUND FLOOR



FIRST FLOOR

### 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) <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		
	60	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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