



3 CHURCH LANE

Finghall, Leyburn, DL8 5NA



GSC GRAYS

PROPERTY • ESTATES • LAND

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A spacious three bedroom family home, with superb countryside views, in a sought after village location.

This deceptively spacious property, has well proportioned rooms and substantial gardens, perfect for a wide variety of purchasers, with good access to various market towns and commuting links.

There is a large sitting room, dining kitchen, as well as three double bedrooms and a house bathroom.

To the front and rear there are large lawned and well maintained gardens.



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Situation and Amenities

Set between the market towns of Leyburn (4 miles) and Bedale (5 miles), Finghall provides easy access to the A1(M) North / South at Leeming Bar (6 miles). Mainline train services are available at Northallerton and Darlington stations with airports at Newcastle, Leeds / Bradford and Durham Tees Valley. Buses connect from Leyburn to Richmond, Hawes, Bedale and Ripon.

Accommodation Comprises: Ground Floor

The entrance porch provides access to the dining kitchen, sitting room and stairs to the first floor. The sitting room has a feature fireplace and a sliding door leading out to the garden.

The dining kitchen has a dual aspect and a variety of units with wood effect frontage, integrated double oven, ceramic hob, stainless steel sink, space for free standing appliances and a dining table, understairs storage cupboard, window overlooking the main garden and a door to the rear.

First Floor

The landing provides access to the three bedrooms, house bathroom and attic, with a window to the rear. The main bedroom is a good sized double with a dual aspect over open countryside and a range of fitted wardrobes and storage. The second bedroom, also a double has a window to the rear and the third, another double bedroom has a window to the front, showcasing a superb countryside view.

The house bathroom has a panelled bath with shower above, vanity basin, WC, heated towel rail and a frosted glazed window to the front.

Externally

The property has parking to the front for two to three vehicles, as well as a good sized lawned garden, with hedged and fenced boundaries.

To the rear of the property, there is a generously sized garden, mainly laid to lawn, with a seating area, two external stores, one with light and power connected, a good sized lawn and two fruit trees. There is a pathway which provides pedestrian access to the front of the property.

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 B.

Services and Other Information

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

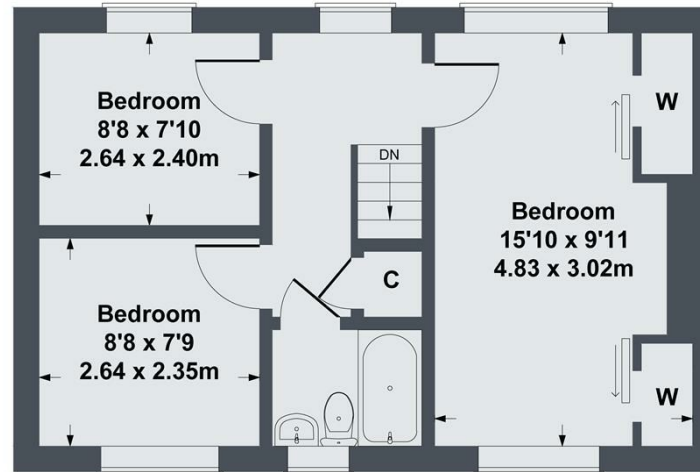
Particulars & Photographs

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



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Approximate Gross Internal Area
797 sq ft - 74 sq m

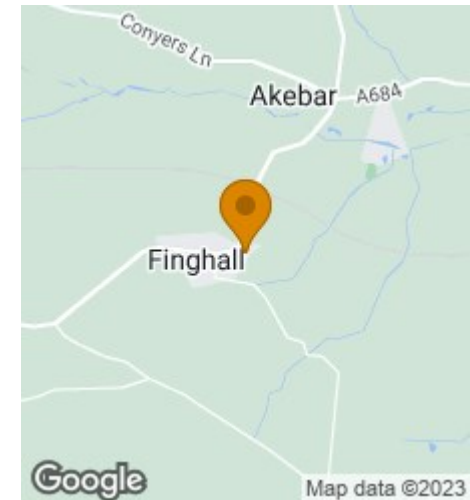


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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			81
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

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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.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.