



7 BECKWOOD
Spennithorne, Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

7 BECKWOOD

Leyburn, North Yorkshire, DL8 5FB

A well presented, stone built property, with attractive views to the rear and well maintained gardens.

ACCOMMODATION

This deceptively spacious home has been improved and is well presented, with a good sized sitting room, neutrally decorated dining kitchen and the added benefit of a recently built garden room to enjoy the attractive landscaped gardens to the rear.

There are three double bedrooms, including a principal with en-suite and a good sized family bathroom. The property also benefits from a ground floor WC, integral garage, as well as parking on a private drive.

There are also beautifully maintained gardens to the front and rear, with a patio seating area to enjoy the south-easterly aspect.



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Situation and Amenities

Spennithorne is less than 2 miles from Leyburn with mainline train stations at Northallerton (18 miles) and Darlington (24 miles). Access to the A1M (north and south) is at Leeming Bar (12 miles). Airports at Leeds/Bradford, Durham Tees Valley and Newcastle. Please note that all distances are approximate.

Spennithorne is just a short drive from the A1 and the Yorkshire Dales National Park. It has a primary school, public house, church and cricket pitch. The neighbouring village of Harmby has a thriving community village hall, football and quoits pitch, tennis court, public house and chapel. There are state secondary schools in Leyburn, Richmond, Bedale and Ripon. The nearest private schools are at Newton le Willows (Aysgarth Prep), Sedbergh and Barnard Castle. The market town of Leyburn boasts a local market, farmer's market and livestock auction mart. There are several hotels, restaurants and pubs. Buses connect to Richmond, Hawes, Bedale and Ripon.





Accommodation Comprises: Ground Floor

The entrance porch has stairs to the first floor and a door leading into the sitting room. The sitting room is a spacious room with a window overlooking the front garden, wood effect flooring and fireplace.

The dining kitchen has a good range of units with white frontage and granite effect work surfaces, integrated appliances including a dishwasher, fridge, oven, ceramic hob with extractor above and sink. There is ample space for a dining table, doors leading to the garden room and ground floor WC and a window looking into the garden room.

The garden room is a recent extension and has bi-fold doors leading out to the main garden, two Velux windows, as well as a glazed door to the side and tiled flooring. The ground floor WC has a WC and basin.



First Floor

First floor landing provides access to the three bedrooms and house bathroom and a drop down ladder, with access to the loft. The principal bedroom is a spacious double, with a window to the front and en-suite shower room, with step-in shower, WC, basin, frosted glazed window to the rear, tiled flooring and heated towel rail.

The second bedroom, also a good sized double, has two windows overlooking the rear gardens and Dales beyond. The third bedroom, another double, with two windows overlooking the front garden and a fitted storage cupboard.

The house bathroom has panelled bath with shower attachment, WC, basin, tiled flooring, heated towel rail and an airing cupboard housing the hot water cylinder.

Externally

To the front of the property there is a blocked paved driveway providing private parking and leads up to the integral garage. There is a well maintained garden, which is laid to lawn and has picket fenced boundaries and well stocked flower beds and borders, as well as gravelled areas.

To the rear of the property, there is a beautifully landscaped garden with stone paved patio seating area, a lawn and well stocked flower beds, housing a vast array of mature plants, shrubs and flowers. There are fenced boundaries, a discreetly screened oil tank, water tap and pedestrian door into the garage.

Garage

Double timber doors lead into the integral garage, with light and power connected and a pedestrian door to the rear, leading into the garden.

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

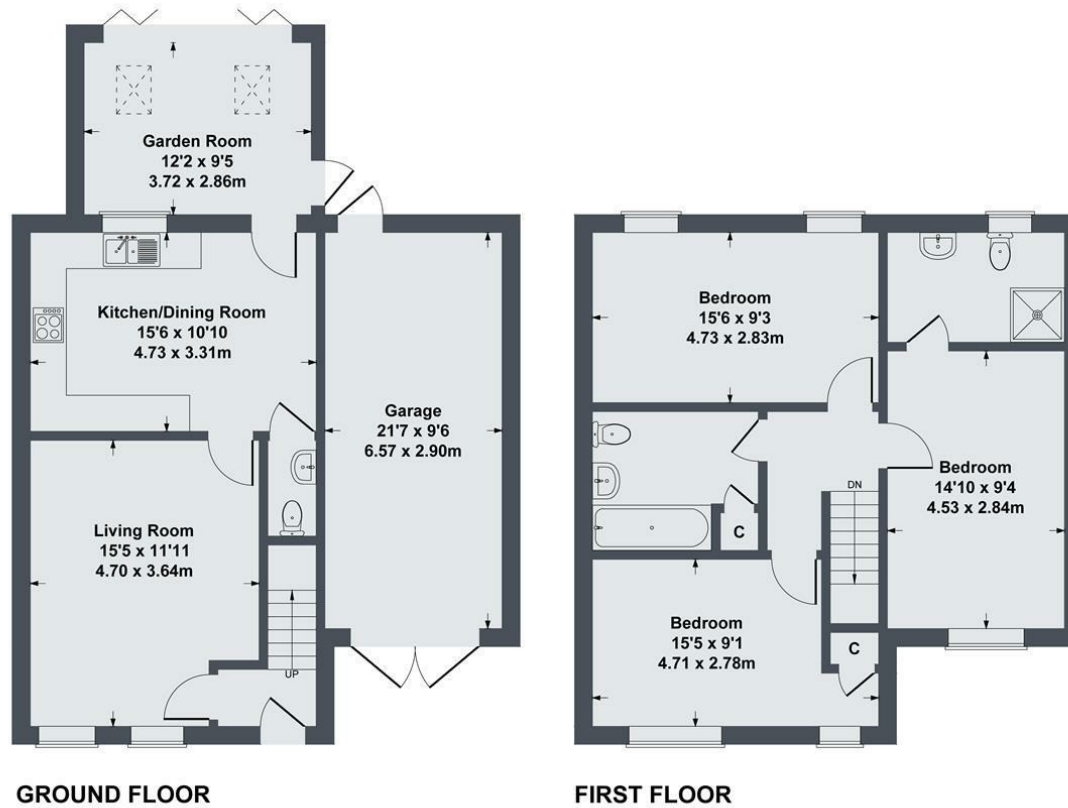
The property is served by oil fired central heating, mains electric and water. Drainage is to a shared water treatment plant which is situated in the neighbour's garden.

Particulars & Photographs

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

7 Beckwood, Spennitorne

Approximate Gross Internal Area
1410 sq ft - 131 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		
(81-91) B		82
(69-80) C	70	
(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	



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