



3 WILLOW COURT  
Finghall, Leyburn



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# 3 WILLOW COURT

Leyburn, North Yorkshire, DL8 5NL

An attractive, semi-detached home in a small development of four homes set within a courtyard arrangement in this popular, well-placed village.

The accommodation is set over three floors with three bedrooms and a study on the first floor. Externally, there are gardens to the rear and a garage to the front of the property.



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## Situation and Amenities

Set between the market towns of Leyburn (4 miles) and Bedale (5 miles), Finghall benefits from a pub in the heart of the village. Leyburn offers many excellent local and artisan shops, a weekly outdoor market, filling station, doctor's surgery, dentist, primary and secondary schools and a sixth form college. It is also home to one of the largest auction houses in the UK with Tennants Auctioneers on the eastern outskirts of the town.

With Leyburn known as the gateway to the Dales, it benefits hugely from tourism and has good communications and easy access to the A1(M) North / South at Leeming Bar (6 miles). The nearest train station is at Northallerton (about 14 miles) with a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport only 30 miles away. Buses connect from Leyburn to Richmond, Hawes, Bedale and Ripon.







## Ground Floor

The entrance hall has a tiled floor and doors through to the dining kitchen, the rear living room and the handy ground floor w.c.

The dining kitchen has a good range of wall and base units with oak frontage and granite effect work surfaces, an integrated double oven with ceramic hob, stainless steel extractor fan, ceramic one-and-a-half bowl sink with mixer tap and drainer, tiled splashbacks, space for a dining table, wooden flooring, a dual aspect with windows to the front and side and space for a fridge freezer and washing machine.

The living room is located at the rear of the house with a window and patio doors overlooking the rear gardens, along with an open fireplace with stone surround, hearth and wooden flooring.

## First Floor

From the landing there is access to two double bedrooms, the family bathroom and the study. The master bedroom has views over the rear gardens whilst a further double bedroom looks out to the front.

The study has a fitted desk, window to the front and stairs leading to the second floor. The family bathroom has a modern white suite comprising a Villeroy and Boch double-ended bath with shower hand-held attachment, vanity wash hand basin, low-level w.c, chrome heated towel rail, step-in shower, neutral tiling and a window overlooking the rear.

## Second Floor

A third double bedroom, which is currently being used as a multi-functional music room, has a window to the side showcasing far-reaching views across the Cleveland Hills, useful eaves storage (housing the combi boiler) and loft access. There is also an additional storage cupboard to the second floor.





## Externally

The property is approached via a shared access leading to a courtyard. To the front of the property, there is a cobbled pathway leading round to the side timber gate. Parking is available in front of the garage and there is a gate to the side providing access to the rear gardens.

The rear gardens are mainly laid to lawn with well-stocked flower beds and borders housing a variety of mature evergreen shrubs, plants and flowers. There are some deciduous trees and hedging surrounding the property along with an apple and cherry tree. There is an ornamental pond and a raised stone patio seating area adjacent to the property.

## Tenure

The property is believed to be freehold with vacant possession on completion.

## Local Authority and Council Tax

North Yorkshire Council. The property is banded D.

## Services and Other Information

The property is served by oil-fired central heating, mains electric, water and drainage and the windows are double glazed.

## Particulars & Photographs

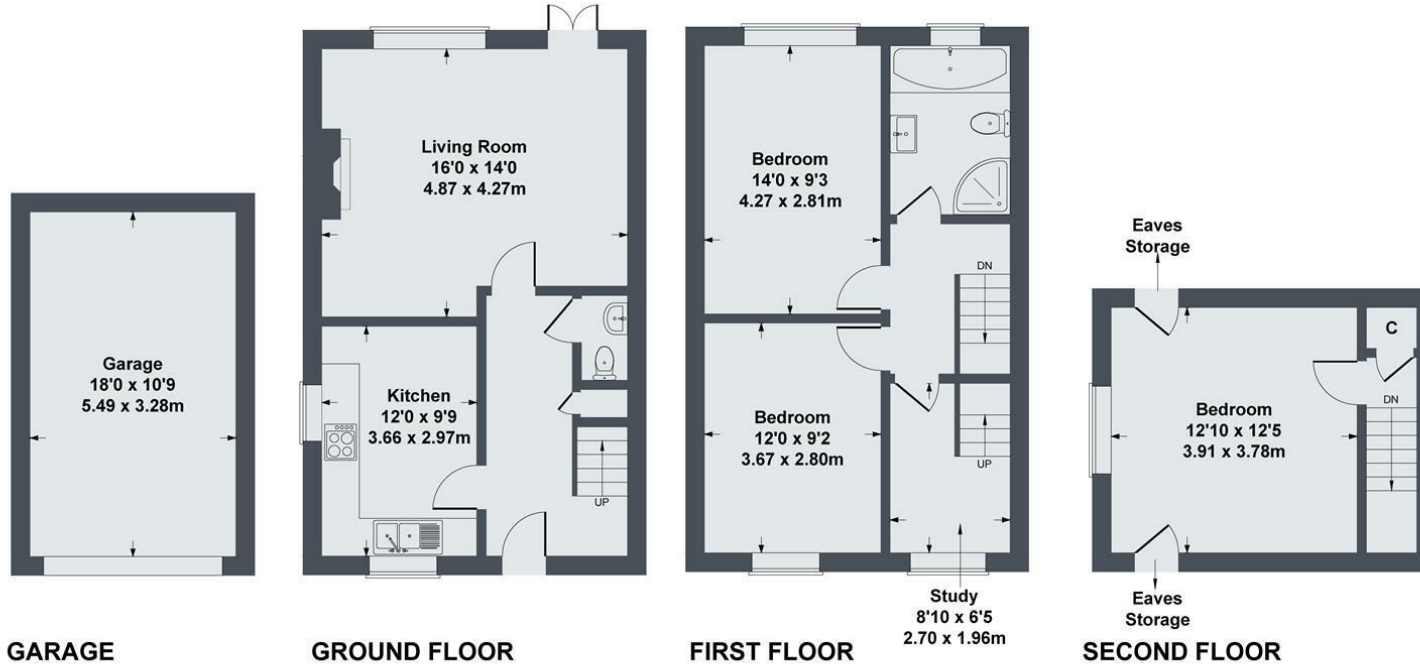
The particulars were written December 2023 and the photographs were taken in June 2022.





### 3 Willow Court, Finghall

Approximate Gross Internal Area  
 Main House - 1052 sq ft - 98 sq m  
 Garage - 194 sq ft - 18 sq m  
 Total - 1246 sq ft - 116 sq m

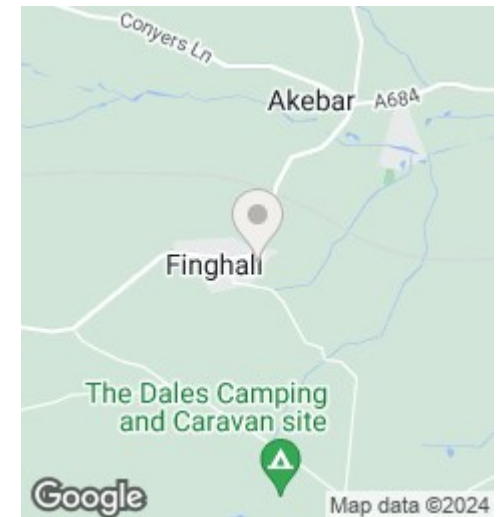


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2022

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		
	64	77
England & Wales	EU Directive 2002/91/EC	



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