



THE GABLES REDMIRE  
Leyburn





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# THE GABLES REDMIRE

Leyburn, North Yorkshire, DL8 4EE

A stone built modern detached four-bedroom property located in the popular village of Redmire in North Yorkshire.

The accommodation briefly comprises of entrance hall, living room, kitchen/dining room, downstairs cloakroom/w.c., utility room with door to the attached garage, three good-sized double bedrooms and a good-sized single bedroom/office, master en suite shower room and family bathroom.

Externally there is timber gated gravelled driveway, walled front garden and rear garden, patio and vegetable garden.



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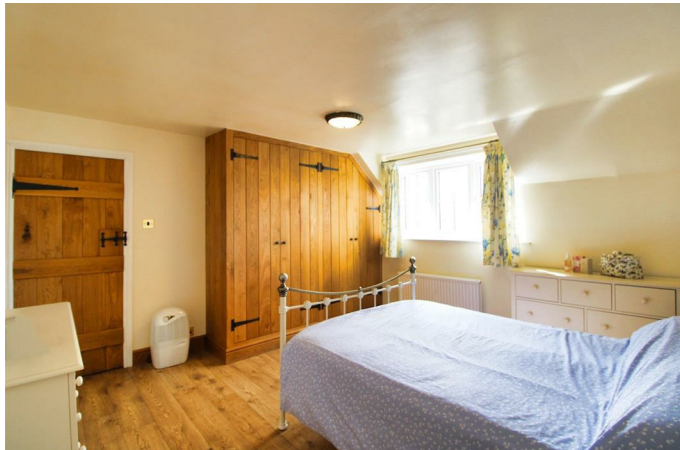




### Situation and Amenities

Redmire is a pretty village with a traditional village green and is situated at the foot of Penhill just outside the Yorkshire Dales National Park boundary. Within the village there is a popular public house, The Bolton Arms, a community run shop and a weekly Post Office. There is a primary school in Leyburn and secondary schools are at Leyburn and Richmond. The nearby market town of Leyburn is approximately five miles west and boasts a weekly market, several hotels, restaurants, public houses, many small speciality shops and a livestock auction mart.

Situated 5 miles from Leyburn, there are main line train services from Northallerton (24 miles) and Darlington (26 miles), access to the A1 (North/South) is at Leeming Bar (18 miles). Please note that all distances are approximate.







### Accommodation

An oak entrance door leads to the entrance hall with solid oak staircase off and under stairs cupboard, slate flooring and oak door to an attractive L-shaped living room with feature stone fireplace and stove with slate hearth, oak flooring, windows to front, rear and side with patio doors to rear garden. There is a downstairs cloakroom with oak timber door, slate floor continuing from the hallway W.C and hand basin. A further oak door leads to the Kitchen/dining room which is fitted with a range of quality oak wall and base units with black contrasting granite work surfaces, stainless steel Rangemaster range oven with stainless steel splashback and Rangemaster extractor hood, double Belfast sink with mixer taps, space for dishwasher and space for fridge-freezer. There is a large dining area with window to the rear aspect and slate floor, together with oak door leading to utility room with matching oak wall and floor units contrasting black granite work surfaces and matching black trim, oil boiler, entrance door to the front and door to the garage, with slate floor.

The first floor is approached by the attractive oak timber with arch window to half landing to the galleried landing with airing cupboard housing the hot water cylinder. Further oak doors leading to master Bedroom suite with wooden flooring and fitted oak wardrobes door and door to the en-suite shower room comprising of a white suite, partly tiled in light beige tiles, fully glazed shower enclosure with mains shower, hand basin and W.C., with decorative tiled floors and chrome towel radiator. The family bathroom is partly tiled in beige tiles with white suite comprising of bath with electric shower over, hand basin and W.C., chrome towel radiator. Two further good-sized double bedrooms, with bedroom two having fitted wardrobes and wooden floors, together with bedroom three having wooden floor and dual aspect windows. Bedroom four/office has side aspect window, wooden floors and is a good single room.

Externally, there is a walled front garden with timber double gates leading to gravelled driveway leading to the attached single attached garage with up and over door and parking for two vehicles. There is a raised garden with lawn and bordering flower beds together flagstone pathway leading to the rear garden with patio and lawned area, walled borders with hedgerow, fenced vegetable garden with gravelled borders and timber garden shed and log store.





### Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £1900 per calendar month, payable in advance by standing order. In addition, a deposit of £2192 shall also be payable prior to occupation.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

GSC Grays will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the landlord, which will be subject to separate rental negotiation..

### Services and Other Information

Property is served by oil central heating with mains electricity, water and drainage are connected.

### Local Authority and Council Tax

Local Council is Richmondshire District Council

For Council Tax purposes the Band is an F

### Viewings

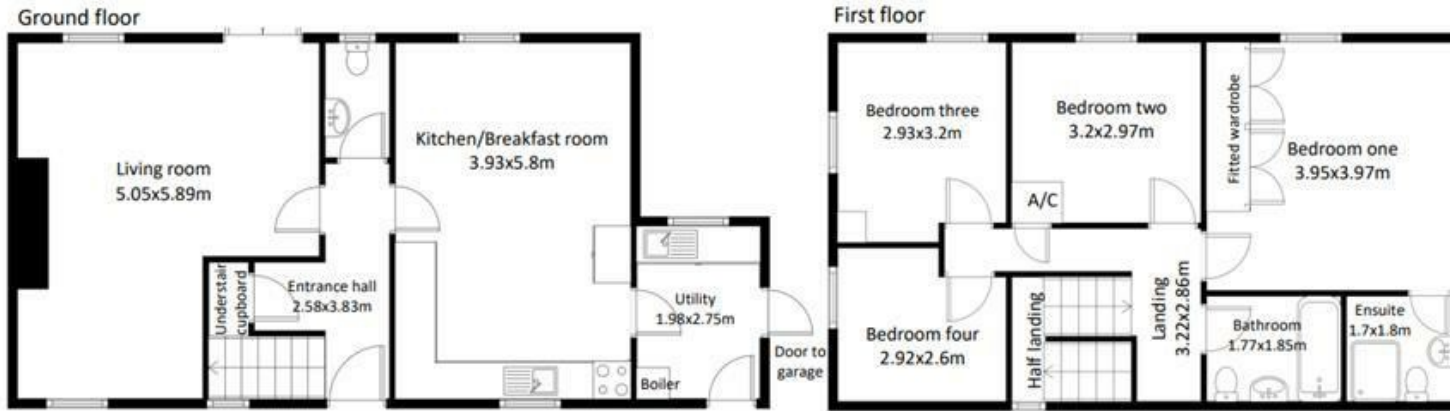
Strictly by appointment only via the agents GSC Grays: 01748 897629

### Particulars and Photographs

Particulars written November 2023

Photographs taken August 2023

## The Gables, Redmire, Leyburn, DL8 4EE



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

| 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 |                         |           |
| <b>England &amp; Wales</b>                  | 64                      | 75        |
|                                             | EU Directive 2002/91/EC |           |



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3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them 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 view the property.