



12 BISHOPDALE CLOSE  
Leyburn



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 12 BISHOPDALE CLOSE

Leyburn, DL8 5HZ

An attractive, detached family home, tucked away in a highly-regarded market town on the edge of the Yorkshire Dales.

## ACCOMMODATION

The neutrally-decorated and well-presented accommodation includes a good-sized sitting room, dining kitchen with contemporary fitted units and bi-fold doors leading out to the rear garden, as well as a utility and ground floor w.c.

To the first floor, there is a family bathroom and four bedrooms, three of which are good-sized doubles, including a principal bedroom with en suite.

There are attractive gardens to the front and rear including patio seating areas, substantial flower beds, a garage and parking area.



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## Situation and Amenities

The popular market town of Leyburn sits on the edge of the Yorkshire Dales National Park, with an abundance of recreational activities and walks on the doorstep. There is a wide variety of both independent and national shops, as well as a Co-Operative supermarket, various pubs and eateries and the infamous Tennants Sale Room.

There is an active community with several sports clubs, as well as primary and secondary schools and a weekly Farmers' Market.

Leyburn is well located with good access to the A1 (M) approximately 25 minutes' drive away and a mainline railway station at Northallerton for commuting across the region.







## Accommodation

The entrance hall has a staircase leading up to the first floor and a door to the spacious sitting room, which has a window overlooking the front garden and a further door through to the dining kitchen.

The kitchen has contemporary grey units with wood-effect surfaces and Neff integrated appliances including a double oven, induction hob and extractor as well as a dishwasher and ceramic Rangemaster sink. There are bi-fold doors leading out to the garden, ample space for a dining table and a useful under-stairs cupboard. The utility room has matching units to the kitchen and provides further space for white goods with doors to the ground floor w.c. and rear garden.

From the first floor landing, there is access to four bedrooms and the contemporary house bathroom with panelled bath and shower over, w.c, hand wash basin and heated towel rail. The principal bedroom is a spacious double benefitting from its own contemporary en suite shower room, and has lovely views over Leyburn towards the Dales. There are two further double bedrooms and a good-sized single.





## Externally

The property is approached by a shared, block-paved drive leading up to the parking area and the low-maintenance lawned garden. A paved pathway runs up to the front door.

To the side, a gated path leads around to the rear gardens, which are mainly laid to lawn with substantial and well-stocked flower beds and borders. There is also a good-sized patio, perfect for entertaining.

## Garage and Parking

To the front of the property, there is private parking for two vehicles as well as an integral garage with up-and-over door.

There is also a separate parking space, opposite the front of the property, which is large enough for a large estate car.

## Services and Other Information

The property is served by mains gas, water, electric and drainage, with gas-fired central heating.

## Agent's Note

The shared driveway is maintained by 12 Bishopdale Close and two neighbouring properties. A right of access must be provided for number 11 Bishopdale Close at all times.

## Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

## Tenure

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

## Local Authority

North Yorkshire Council. Council tax band E.

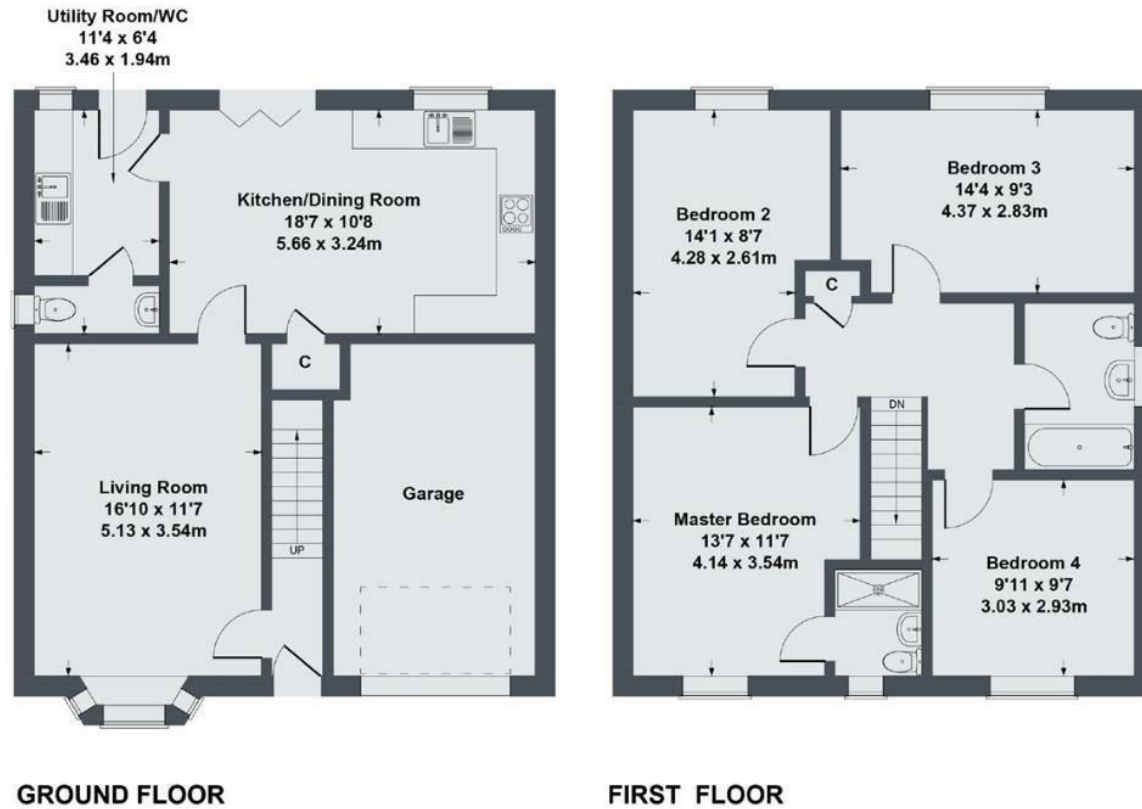
## Particulars and Photographs

Particulars prepared March 2024.

Photographs taken March 2024.

# 12 Bishopdale Close, Leyburn, DL8 5HZ

Approximate Gross Internal Area  
1465 sq ft - 136 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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(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		
England & Wales		EU Directive 2002/91/EC

