



7 EASBY COURT

Easby, Richmond, North Yorkshire DL10 7JU



GSC GRAYS

PROPERTY • ESTATES • LAND

7 EASBY COURT

Easby, Richmond, North Yorkshire DL10 7JU

Tucked away in the highly regarded hamlet of Easby, with the well renowned Easby Abbey on the doorstep and stunning walks, sits an attractive collection of properties, within Easby Court.

This characterful property offers nicely proportioned accommodation, with a good sized living room, country style kitchen, with integrated appliances, as well as three bedrooms and house bathroom, to the first floor. Externally, there is a low maintenance gravelled seating area to the front, as well as a parking space and a garage.



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Situation and Amenities

Easby is an exclusive hamlet with the well renowned Easby Abbey and an abundance of walks on the doorstep. The hamlet is situated only 1.5 miles from the popular Georgian market town of Richmond which offers a wide variety of amenities, including national and independent shops, bars, restaurants and cafes. There are also primary and secondary schools, GP and leisure centre, as well as a wide variety of sports clubs. Richmond is also home to a converted Station, home to a cinema, restaurant and artisan bakery. Easby is also well connected, only a few miles from the A1 (M) and mainline railway stations are available at Northallerton (15miles) and Darlington (14 miles).

Accommodation Comprises

Ground Floor

The front door leads into an entrance hallway, with a staircase to the first floor and leads into the living accommodation. The kitchen has a good range of wall and base units, with cream frontage and wood effect work surfaces, integrated appliances including fridge /freezer, fan oven, ceramic hob, stainless steel extractor hood and a sink, space for a washing machine and there is useful under stairs storage cupboard. The living room is a good sized room, with a feature fireplace with oak beam above and two sash windows looking onto the courtyard. There is also a ground floor WC.

First Floor

The landing has a window to the rear, doors leading to the bedrooms and house bathroom. The principal bedroom is a good sized double with a sash window overlooking the courtyard. There are two further single bedrooms including one with a walk-in wardrobe. The house bathroom has a panelled bath with shower above, wash hand basin and WC.

Externally

The property is situated within a walled courtyard, shared with five additional properties. There is an allocated open garden, which is gravelled to the front of the property, which could make an ideal low maintenance seating area. To the rear of the property there is an allocated parking bay and an access lane to a block of garages.

Garage

There is a single garage with an up and over door.

Tenure

The property is believed to be freehold with vacant possession on completion. The property is currently registered on one title with the neighbouring properties within Easby Court and will be separated during sale proceedings.

Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded D.

Services and Other Information

The property is served by LPG gas heating, mains electric and water. Shared septic tank drainage.

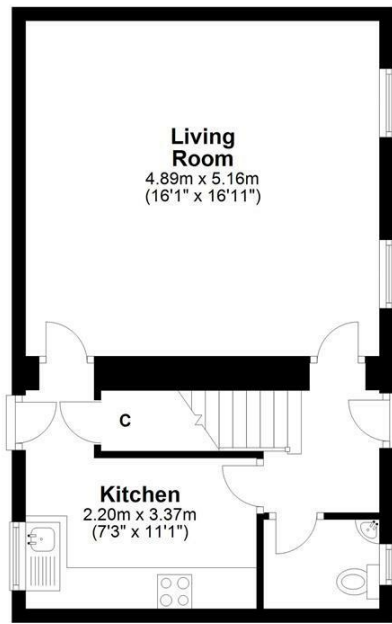
Particulars & Photographs

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

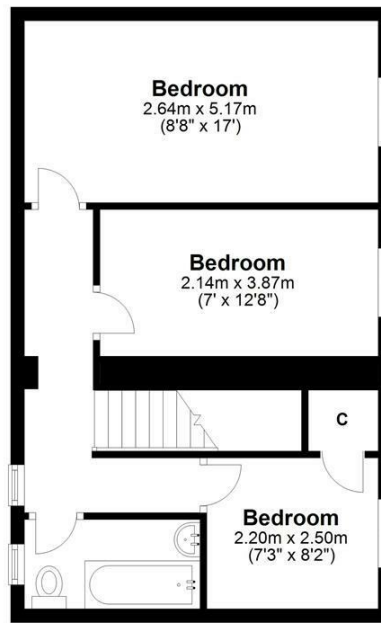


**Easby Court
Easby, Richmond**

Total area: approx. 88.1 sq. metres (948.6 sq. feet)



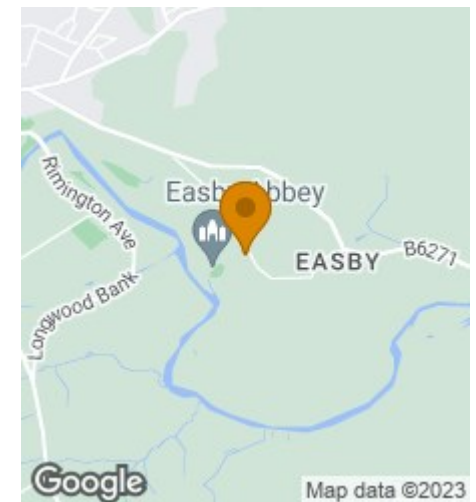
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F		15	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

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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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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