



2 WOODSIDE
Leyburn

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Leyburn, DL8 5DX

A contemporary, semi-detached, three bedroom property occupying an elevated position in a sought-after location with lovely views over Leyburn and towards The Dales.

ACCOMMODATION

The property has undergone modernisation and improvements throughout to create a fantastic home combining various unique features including, bay windows and a feature wall in the sitting room. There is also a spacious dining kitchen, with contemporary units, which continues in the décor throughout the property.

To the first floor, there are two good sized double bedrooms, with lovely views towards the Dales, a single bedroom currently used as a study and a contemporary house bathroom.

There are two parking spaces, as well as a garage and garden to the front of the property and lawns and seating areas to the rear.



GSC GRAYS

PROPERTY • ESTATES • LAND

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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

To the ground floor, there is a spacious entrance hall with a staircase and door into the sitting room which features a bay window. An opening leads into the dining kitchen with contemporary units with a light blue frontage, a Rangemaster cooker, ample space for a seating area and integrated appliances including a dishwasher and fridge. The useful utility room is fitted with reed green units and there is also a ground floor w.c and a door out to the rear gardens.

To the first floor, the principal bedroom has a bay window showcasing the fantastic views over Leyburn and The Dales. There is a second, good-sized double bedroom as well as a single with fitted wardrobe, currently used as a study and overlooking the rear garden. The contemporary house bathroom has a panelled bath with shower above, w.c, hand wash basin and heated towel rail.



Gardens and Grounds

The property is approached by a private parking area providing off-street parking for two vehicles. There is also a garage with double timber doors and a concrete roof which could potentially provide a seating area. Stone-paved steps lead up to the raised front garden, which is laid to lawn with a substantial flower bed.

A pathway leads around the side of the property to a lower seating area and onwards to the rear garden, which has fenced boundaries and is separated over three tiers, two of which are laid to lawn. There are various rockery-style flower beds and borders, along with a pedestrian gate at the top of the garden, leading out onto Richmond Road.

Services

Gas-fired central heating. Mains electric, water and drainage connected.

Tenure

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

Local Authority

North Yorkshire Council. Council tax band C.

Viewings

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

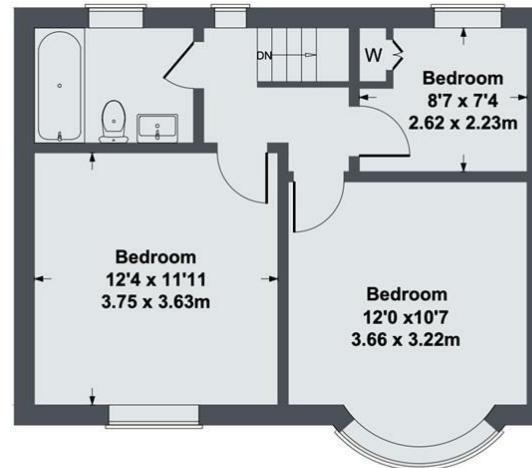
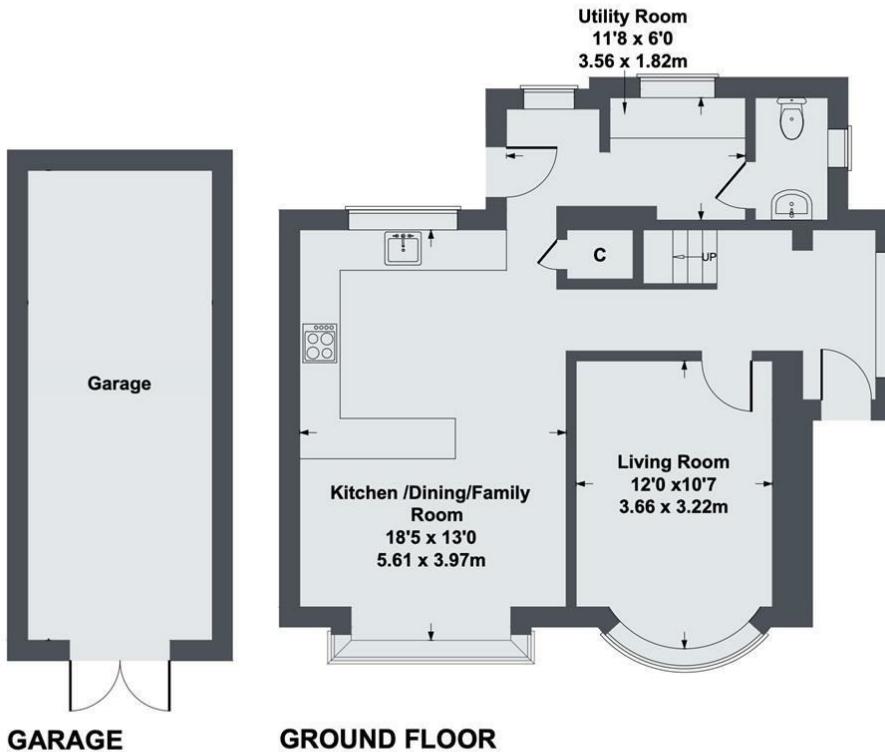
Particulars and Photographs

Particulars prepared April 2024.

Photographs taken April 2024.

2 Woodside, Leyburn

Approximate Gross Internal Area
1259 sq ft - 117 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. 2024

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

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 82 | |
| (81-91) B | | |
| (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 | | |

