1 CHANTRY GARTH

West Witton, Leyburn

GSC GRAYS

PROPERTY • ESTATES • LAND

1 CHANTRY GARTH

Leyburn, North Yorkshire, DL8 4NE

An immaculately-presented detached bungalow with contemporary decor, situated in an elevated position.

ACCOMMODATION

This well-presented property offers superb accommodation with a lovely layout and flow. It has been redecorated and modernised by the current vendors to create a turnkey home. The house sits on an elevated position above the main road through the popular village of West Witton, within walking distance of all the amenities on offer.

The property offers a substantial living and dining room, a contemporary breakfast kitchen, a modernised family bathroom and three double bedrooms, one with en suite shower room. There are well-presented gardens to three sides and the added benefit of a parking space in front of the driveway.

This lovely home would suit a wide variety of purchasers looking for a ready-to-move-into property within the Yorkshire Dales National Park.

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Situation and Amenities

The village of West Witton lies on the A684 between Leyburn and Aysgarth, in the heart of the Yorkshire Dales National Park. The village has a shop, traditional public house The Fox Inn, a church, a mobile Post Office service three times a week and a children's playground. It is also home to the renowned restaurant and hotel, The Wensleydale Heifer. There is also an active village hall and several walks available on the doorstep.

The nearby market town of Leyburn provides several public houses, restaurants, shops, hotels, supermarkets, primary and secondary schools. The market town is also home to Tennants and is approximately a 25 minute drive to the A1 (M) providing access across the region.

Accommodation

The entrance hall has a substantial storage cupboard and leads to all of the living accommodation.

The living room benefits from a log-burning stove and triple aspect, with ample space for dining and seating areas. The contemporary kitchen has two-tone, high-gloss units with integrated appliances including a fridge freezer, washing machine, cooker and dishwasher and also benefits from a breakfast bar area.

There are three bedrooms including a principal bedroom, a second double bedroom with an en suite and a third double bedroom which is currently used as a dressing room with a good amount of fitted wardrobes and storage.

The house bathroom has been modernised to provide a neutrally-decorated quality bathroom with separate shower and bath.

Gardens
The property has lovely, well-maintained gardens to three sides with a private, stone-flagged patio seating area adjacent to the kitchen. There is a substantial lawn to the front, set on an incline, enclosed lawns to the front and side along with well-stocked flower beds, borders and dry stone walled boundaries.

Pathways lead up to the front door and also to the garage and parking area.

Garage and Parking
The property benefits from a garage with an up-and-over door and light and power connected as well as a pedestrian door to the side and a parking space in front of the garage.

Owner's Insight
This is a lovely house to live in, being so light and spacious with views up to Penhill and over fields to the front. It's a lovely village with a good community. In the cul-de-sac itself, our neighbours are all friendly and helpful to each other.

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.

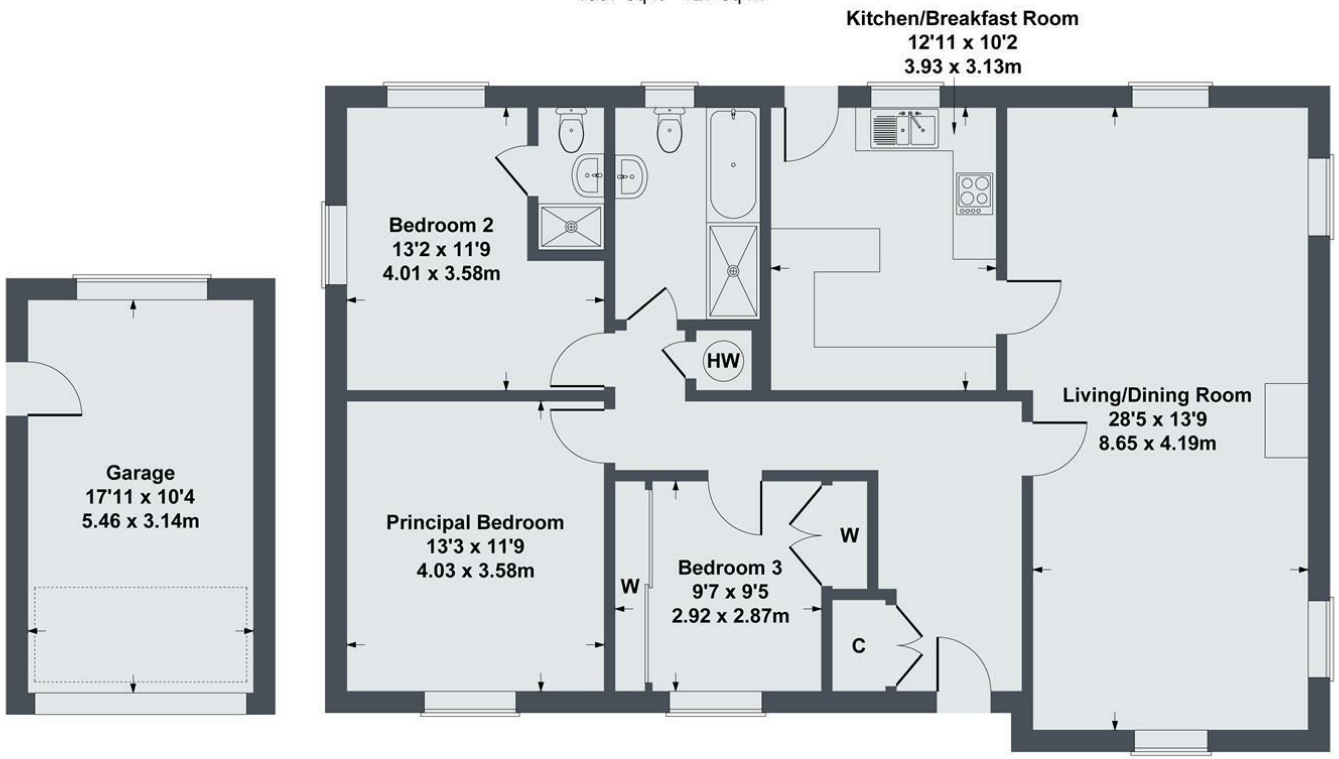
Local Authority
North Yorkshire Council. Council tax band E.

Particulars and Photographs
Particulars prepared and photographs taken December 2024.

1 Chantry Garth, West Witton

Approximate Gross Internal Area

1367 sq ft - 127 sq m



GARAGE **GROUND FLOOR**

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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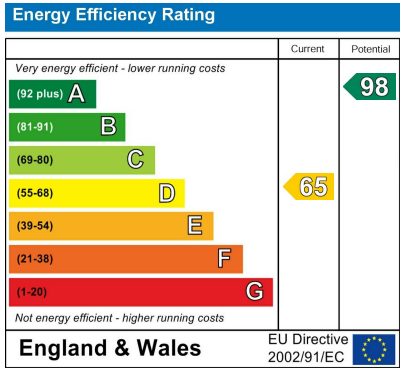

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