



6 ST. MATTHEWS CLOSE  
Leyburn



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 6 ST. MATTHEWS CLOSE

Leyburn, North Yorkshire, DL8 5HB

A beautifully presented, detached bungalow with views towards the Dales and Penhill.

## ACCOMMODATION

This modernised bungalow offers spacious accommodation throughout, with quality fixtures and fittings and neutral décor. The property has been well-maintained and offers flexible accommodation, benefitting from three double bedrooms, including a principle bedroom with en-suite.

The property has substantial private gardens, mainly laid to lawn with a superb patio seating area to the rear, parking for several vehicles and a garage.

This is an ideal home for those looking to be in a central location within walking distance of Leyburn amenities with turn-key, spacious living accommodation.



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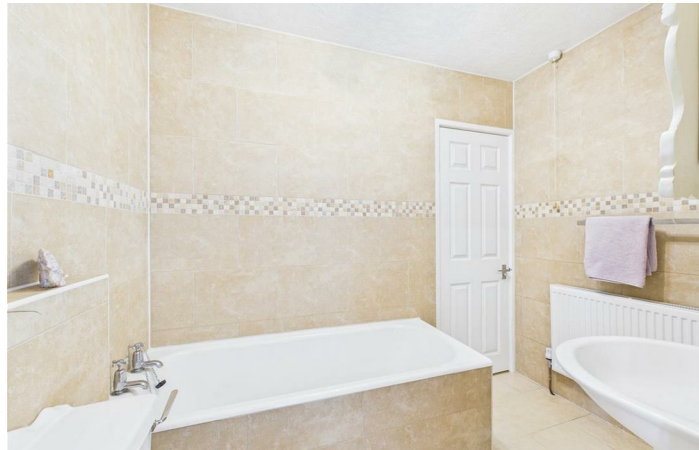
## Situation & Amenities

Tucked away on a no through road, the property is within walking distance of the wide range of amenities available in the popular market town of Leyburn, on the edge of the Yorkshire Dales National Park.

There is a good variety of independent shops, as well as a Co-operative supermarket, various pubs and eateries, a doctors surgery and dentists. The market town has an active community with several sports and social clubs, as well as a primary and secondary school.

The town is also home to the infamous Tenants auction house, which benefits from a café and there are an array of bridleways and footpaths on the doorstep.

Leyburn has relatively good access links to the A1 (M) at Catterick, approximately 11 miles away and Northallerton Mainline Station is 18 miles (please note distances are approximate).







### Living Accommodation

There is an entrance hall which provides access to all of the main living accommodation including the sitting room, dining kitchen, house bathroom and three bedrooms with useful storage cupboards.

The dining kitchen has fitted units with light grey frontage and wood affect work surfaces as well as integrated appliances including a microwave, cooker, hob, fridge-freezer and dishwasher. There is ample space for a dining table and a door leading to the rear patio.

There is a sitting room with a dual aspect, with elevated views towards Penhill. There is a utility accessed through the Jack & Jill bathroom, with space for fitted white goods and a rear hallway boot room area.





The principal bedroom is a spacious double benefitting from a contemporary en-suite shower room comprising a shower, vanity basin and W.C.

There are two further double bedrooms and a house bathroom with neutral tiles, a panelled bath, basin and W.C. The Jack & Jill style bathroom has a door leading into the utility and main hall.

There is also an attic room which has previously been utilised as a bedroom and has a space saving staircase, yet would make an ideal home office or accessible storage.

### Gardens & Grounds

The property is approached by a stone-paved and gravel driveway, providing parking for several vehicles and leading up to the attached garage. There are a variety of well-stocked flowerbeds and borders found throughout the property with attractive gardens mainly to the rear and side with a large enclosed lawn comprising mature shrubs and plants with raised beds, a stone-paved pathway leads around the perimeter of the property.

To the rear, there is a stone-paved, raised patio seating area, perfect for entertaining, with a water feature, mature shrubs and plants.

To the side of the property, there is a raised, decked seating area to enjoy the lovely views.

### Owners' Insight

The current owners love how quiet the area is and the gorgeous views that greet them as they arrive home.

### Services & Other Information

Mains connections to gas, water, electric and draining and benefits from gas-fired central heating.

### Viewings

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

### Tenure

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

### Local Authority & Council Tax

Richmondshire District Council. Council Tax Band of D.

### What3Words

///thankful.tumblers.modem

## 6 St Matthews Close, Leyburn

Approximate Gross Internal Area  
1466 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales		
	EU Directive 2002/91/EC	



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