



8 I'ANSON CLOSE
Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

8 I'ANSON CLOSE

Leyburn, North Yorkshire, DL8 5LF

An attractive stone built, semi-detached home with contemporary neutral décor throughout.

ACCOMMODATION

This superb three bedroomed family home has spacious living accommodation and is well presented throughout offering a contemporary country style with a spacious dining kitchen including a range style cooker, a sitting room and an additional reception room within the converted garage.

To the first floor there are three bedrooms, two of which are good sized doubles, and a contemporary house shower room.

There is also the benefit of private parking and low maintenance patio and faux grass gardens to the rear making this an ideal home for either a family or those looking to downsize, located on the edge of the Yorkshire Dales national park.



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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 front door opens into the entrance hall with staircase to the first floor and a door leading into the sitting room, with double doors through to the spacious dining kitchen.

The dining kitchen has cream and navy frontage units with solid wood work surfaces, a Kenwood range style cooker with extractor fan, integrated dishwasher and Belfast sink.

There is a ground floor cloak room with space for white goods and door leading to a useful understairs storage cupboard and a boot room which forms part of the converted garage.

There is also a second sitting room which would make an ideal playroom with a door leading out to the rear garden.

To the first floor there is a principle bedroom with a good range of fitted wardrobes and storage, a second double bedroom and a third single bedroom. There is also a contemporary shower room with a double stop in shower, w.c and basin.



Gardens and Grounds

The property has a private driveway providing parking for one vehicle with well stocked front flower beds and borders.

To the rear of the property there is a low maintenance garden with a substantial stone paved patio seating area and additional raised patio.

Discretely screened by the substantial timber storage shed there is a faux lawn and raised wells stocked flower beds housing a variety of mature shrubs and plants.

Services and Other Information

The property is served by gas fired central heating.

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

Richmondshire District Council. Tel: 01748 829100.

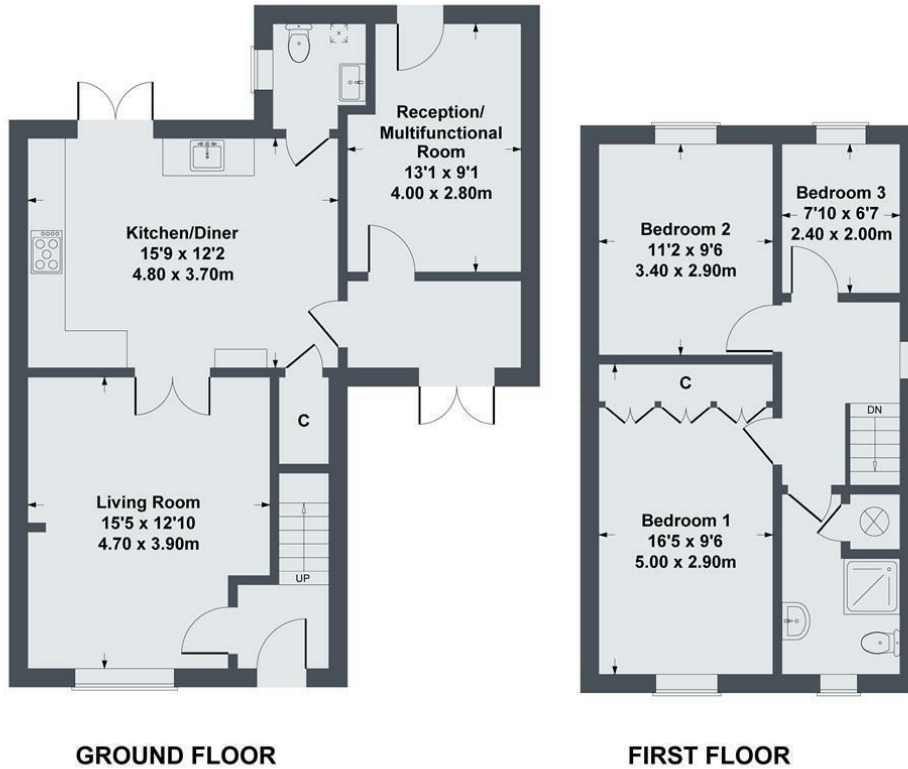
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Photographs and Particulars

Particulars prepared and photographs taken July 2024.

8 l'Anson Close, Leyburn

Approximate Gross Internal Area
1096 sq ft - 102 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(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	



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