



6 COVERDALE CLOSE
Leyburn



GSC GRAYS

PROPERTY • ESTATES • LAND

6 COVERDALE CLOSE

Leyburn, DL8 5NN

A spacious, detached family home occupying an excellent position and backing onto farmland in a popular Leyburn location. The property is immaculately presented throughout and has recently been updated with the addition of solar panels and batteries.

The accommodation is perfect for a modern family and includes a spacious living room with a wood-burning stove, utility room, ground floor w.c and six double bedrooms, two of which are on the second floor. The master bedroom benefits from an en suite, whilst the house bathroom and a shower room on the second floor service the other bedrooms.

Externally, there is a double-width driveway and an integral garage whilst, to the rear, there are good-sized landscaped gardens with a variety of seating options to enjoy the sun or shade throughout the day.



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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.





Description

The front door opens into a warm and welcoming entrance hallway, with an under-stairs cloakroom and storage area. From here, there is access through to the dining/ kitchen which has been fitted with cream-fronted cabinets, wooden worktops, ceramic bowl sink, integrated fridge/freezer, double oven, four ring gas hob and dishwasher. There is ample space for a dining table and bi-fold patio doors providing views of the rear garden. A door from the dining kitchen leads through to the utility room, with space for washing machine and a dryer, a stainless steel sink, floor-mounted cupboards and shelving. A door leads out to the rear garden whilst another gives access to the ground floor cloakroom and w.c. There is a modern living room, with large bay window and a wood-burning stove with a tiled hearth and mantle over. A further door from the hall leads through to the single integral garage, housing an electric car charging port, Solar PV controls and the battery for the solar power inlet. To the first floor, the principal suite has a window to the front with a range of built-in wardrobes. It benefits from its own private en suite with step-in shower cubical, w.c., wash hand basin and heated towel rail. Two further double bedrooms are located to the rear, both with a range of built-in wardrobes and enjoying views over the garden and farmland. The fourth bedroom overlooks the front garden. The house bathroom has a panelled bath with shower over and screen, part-tiled walls, w.c., wash hand basin, a stainless steel heated towel rail and a useful, shelved airing cupboard housing the hot water tank. From the first floor landing, a staircase leads to the top floor which has been converted by the current owners to create two exceptional double bedrooms with access to the storage eaves and Velux windows which flood the rooms with light. The second floor shower room has a step-in shower cubical, w.c., wash hand basin, heated shower rail, and Velux window. Externally To the front of the property there is a block-paved driveway providing parking for two vehicles with direct access to the garage. There is an area of lawn to the front and side of the house. To the rear, the part-walled garden has a variety of seating and patio areas including raised decking that enjoys the evening sun. Accessed directly from the kitchen, a paved patio provides the perfect space for outdoor entertaining. Around the edge of the lawned garden are a variety of fruit trees and plants, with an area of hard standing ideal for a shed or further patio.



Terms & Conditions

The property shall be unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £1,800 per calendar month, payable in advance by standing order. In addition, a deposit of £2,076 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for insuring their own contents.

Smoking and Pets

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Smoking is prohibited inside the property.

Local Authority and Council Tax

The council is North Yorkshire County Council.
For Council Tax purposes the property is band E

Services and Other Information.

This property is served by Gas central heating with mains electric, gas, water supply and drainage.

Viewings

Viewings are to be arranged via the Agents GSC Grays on 01748 897629

Particulars and Photographs

Particulars Updated August 2024
Photographs taken August 2024.

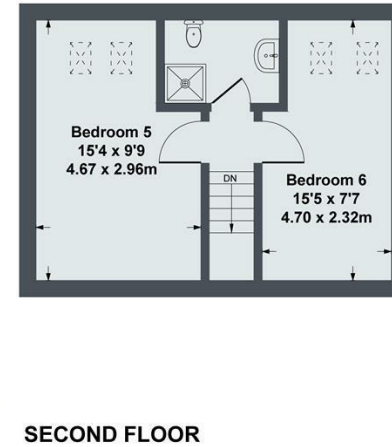
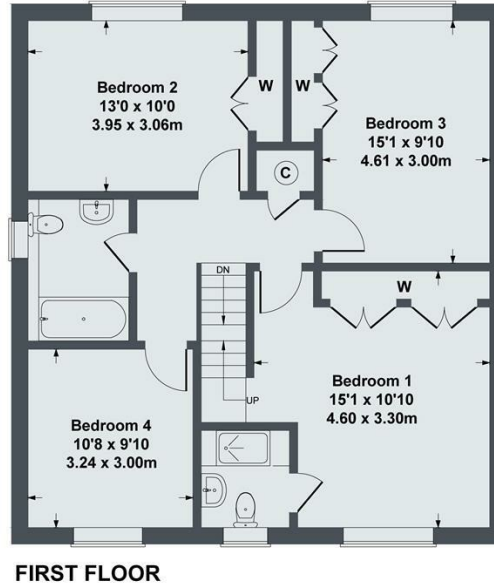
Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
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.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

6, Coverdale Close Leyburn, DL8 5NN

Approximate Gross Internal Area
1948 sq ft - 181 sq m

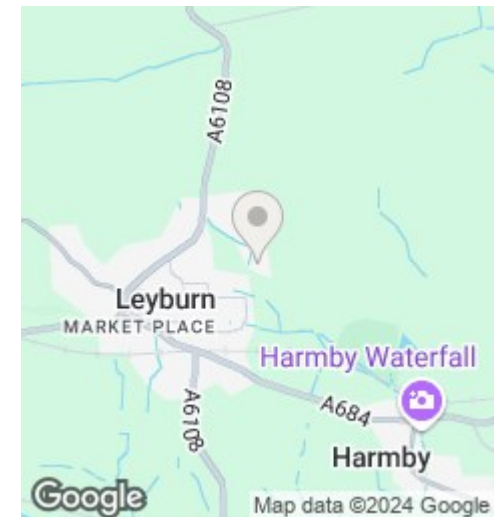


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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