



5 COVERDALE CLOSE
Leyburn



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Leyburn, North Yorkshire, DL8 5NN

A spacious, detached home occupying an excellent position backing onto fields. Immaculately presented throughout, the property has recently been updated and of particular note is the large, open-plan living and dining room which leads into a superb garden room, creating the perfect family environment.

The spacious living room benefits from a wood burning stove and there is also a utility room/w.c, a luxurious house bathroom and four double bedrooms, one of which has an en suite.

Externally, there are well-maintained gardens to the front and rear, a driveway and an integral garage.



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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

A beautifully decorated hallway provides an immediate warm, welcoming feeling and gives access to the living room, dining kitchen and garage.

The wonderful, open-plan kitchen, dining and garden room area feels like the hub of the home and is a fantastic space in which to welcome friends and family. The kitchen has everything a modern family needs, whilst the adjacent utility room is handy for keeping all the necessities neatly out of the way and leads through to the ground floor w.c. The dining area opens into a superb, large garden room with plenty of space for furniture options and double doors leading out to the rear gardens.

The main living room is a comfortable space with a bay window to the front and a central fireplace with a wood-burning stove, perfect for cosy nights in.

To the first floor, there are four immaculately-decorated and good-sized bedrooms, the master benefitting from an en suite shower room. The luxurious family bathroom provides the perfect environment to relax with a few bubbles.



Externally

To the front of the property, there is a lawned garden with central mature tree and a double-width, block-paved driveway leading to the garage.

The rear gardens are accessed from the side with lawned areas, borders and a patio from which to enjoy the farmland views.

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 and Council Tax

North Yorkshire Council. Council tax band E.

Services and Other Information

The property is served by gas-fired central heating, mains electric, water and drainage.

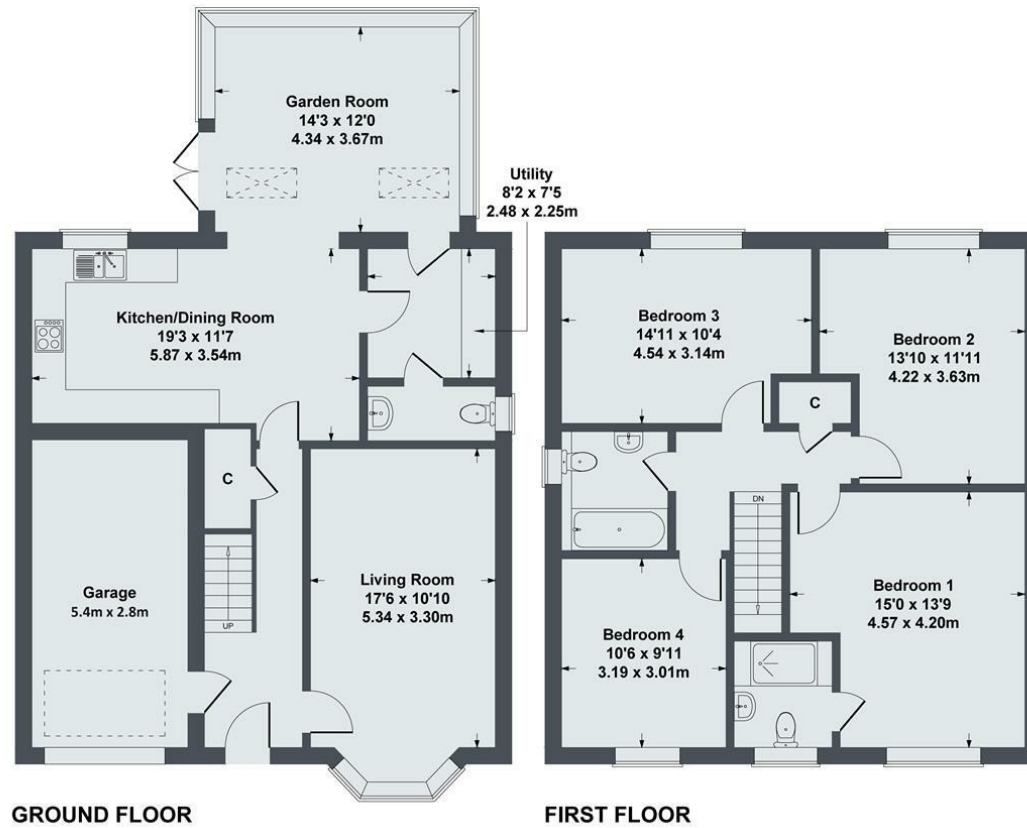
Particulars & Photographs

The particulars were written and the photographs taken in October 2023.



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Approximate Gross Internal Area
1787 sq ft - 166 sq m

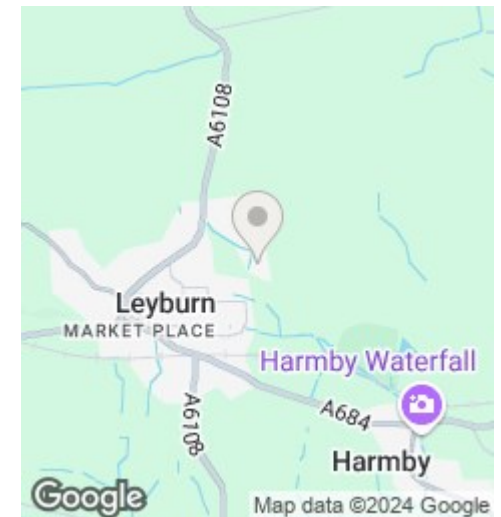


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		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	



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