



22 L'ANSON CLOSE
Leyburn



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Leyburn, North Yorkshire, DL8 5LF

An attractive and modern, link- detached property, situated within the popular market town of Leyburn.

ACCOMMODATION

This spacious family home, offers good size rooms throughout including an L shaped, living/ dining room, garden room and breakfast kitchen to the ground floor. To the first floor there are four double bedrooms, including a principal suite which has the added benefit of a dressing room, which could be converted back to the fifth bedroom. The property is neutrally decorated throughout and has been improved and well maintained by the current owner, in both bathrooms, as well as the kitchen. To the rear of the property there is a rockery style garden and a stone paved patio. Finally, there is also the added benefit of ample parking and a detached garage.



GSC GRAYS

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Accommodation

A partially glazed front door leads into the entrance hallway with doors leading to the sitting room, kitchen, ground floor WC, useful storage cupboard and stairs to the first floor. There is Karndean flooring throughout the ground floor and cornicing detail.

Sitting Room

A spacious room with openings to the dining room and bi-fold doors into the conservatory, cornicing detail and Karndean flooring.

Dining Room

With a sash window overlooking the rear gardens, door leading into the kitchen, cornicing detail.

Breakfast Kitchen

With a good range of wall and base units, with an off white frontage and wood effect work surface, integrated appliances including a Samsung fan oven/microwave, AEG induction hob, dishwasher, space for a washing machine and fridge freezer, double ceramic sink with mixer tap and drainer, sash window overlooking the front, tiled splashbacks, extractor hood. Doors leading to the hallway, dining room and to the side, useful walk-in storage cupboard. The kitchen is where the boiler is housed.

Conservatory

Windows to three sides, a heat control glazed roof, patio doors leading out to the garden and exposed stone.

Ground Floor WC

A white suite with a pedestal wash hand basin and a low level WC. Frosted glazed window to the side.





First Floor Landing

With doors leading to the four/five bedrooms, loft access and house bathroom, corning detail and exposed timber floorboards. Airing cupboard housing the hot water cylinder.

Principal Bedroom

A spacious double bedroom with a sash window overlooking the front, doors leading into the dressing room/bedroom five and en-suite shower room. Loft access, exposed timber floorboards and corning detail.

En-suite shower room

A recently refurbished suite comprising a walk-in double shower, low level WC, vanity wash hand basin, two frosted glazed windows to the rear, extractor fan and chrome heated towel rail.

Bedroom Two

A double bedroom with a good range of fitted wardrobes and storage, sash window overlooking the rear gardens and exposed timber floorboards.

Bedroom Three

A double bedroom with a sash window overlooking the rear gardens, exposed timber floorboards.

Bedroom Four

A double bedroom with sash windows to the front and side, fitted wardrobes and exposed timber floorboards.



Dressing Room/Bedroom Five

Currently utilised as a walk-in wardrobe with a sash window to the front and an opening leading into the principal bedroom. A door could be re-fitted to provide a fifth bedroom.

House Bathroom

With a white suite comprising a panelled bath with shower above, vanity wash hand basin, low level WC, frosted glazed window to the side, chrome heated towel rail and extractor fan.

Externally

To the front of the property there is a flower bed and border, with a pathway leading up to the front door. The property is approached by a pathway and off-road parking for several vehicles leading under an archway style car port, through to the rear garden. Additional parking is available to the rear of the property which leads up to the garage. The rear gardens are laid out in a rockery style, housing a variety of mature shrubs, trees and planting with a separate stone paved patio seating area. There is access to both sides of the property leading round to the front and an external water tap. There is also a communal garden for the cul-de-sac which is maintained by the local council and provides a lovely outlook for the property.

Garage

Detached, stone built garage with an electric door, light and power connected, frosted glazed window and pedestrian access.

Tenure

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

Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E

Services and Other Information

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

Particulars & Photographs

The particulars were written and the photographs taken in August 2022 and March 2025

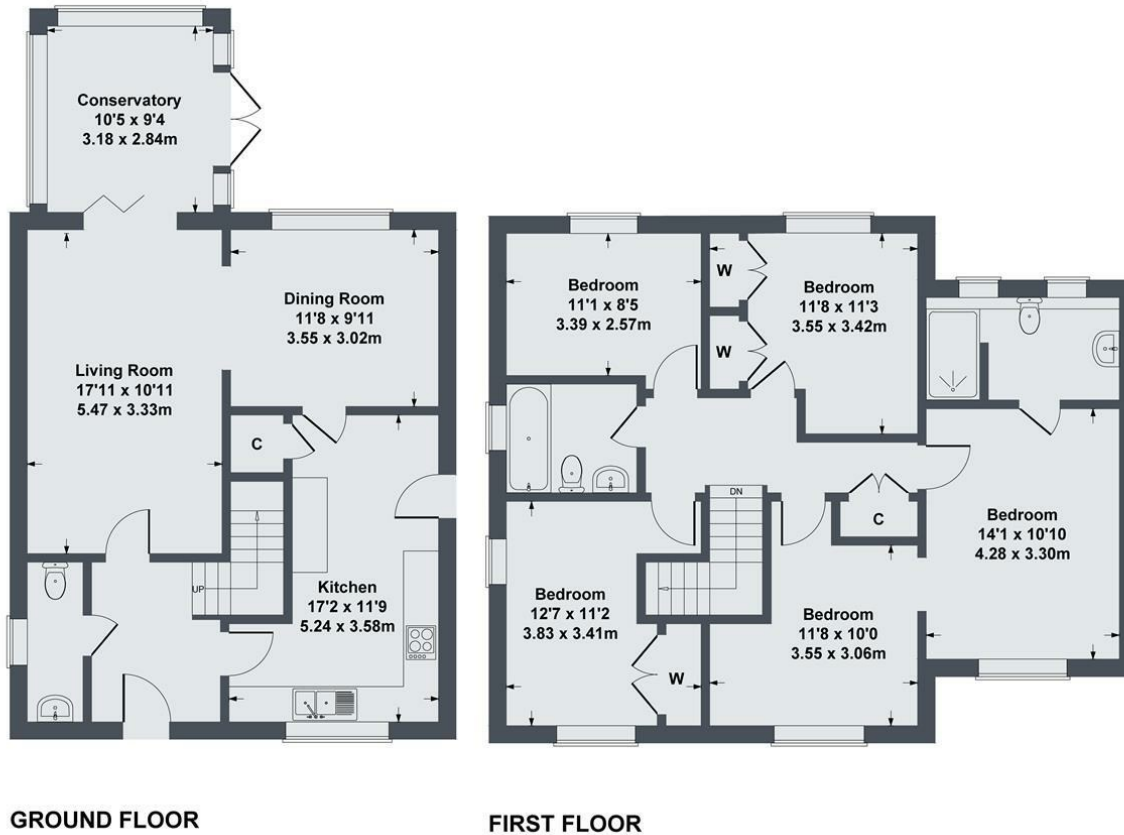
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

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Approximate Gross Internal Area
1603 sq ft - 149 sq m



GROUND FLOOR

FIRST 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.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(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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