



3 HERONTREE CLOSE

Bellerby, Leyburn, North Yorkshire DL8 5QZ



GSC GRAYS

PROPERTY • ESTATES • LAND

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A three bedroom detached family house in the rural village of Bellerby close the the market town of Leyburn.

The property offers, open plan living dining room, large kitchen breakfast room, downstairs w.c, three good-sized bedrooms master with en-suite and family bathroom. Externally, there is an attached garage and driveway together with large gardens to the rear and side.



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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

An entrance hall with staircase off and door to open plan living dining room with fireplace and multi fuel stove. Patio doors to the side garden and door to the kitchen having a range of light grey floor and wall units with contrasting beech effect work surfaces incorporating hob with extractor hood over and integral electric oven, fridge and freezer, with space for dishwasher and washing machine. There is a door to the downstairs W.C. and attached garage.

To the first floor there are three double rooms, master with en-suite shower room comprising of white suite walk-in shower with mains shower, hand basin and W.C. in vanity unit. There is a family bathroom with white suite comprising bath with shower over, hand basin and W.C. in vanity units.

Externally, there is a driveway to the attached garage and side gate to the side and rear garden laid mainly to lawn with Patio area and a stream running through the edge of the garden all with views over the open countryside.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £1000 per calendar month, payable in advance by standing order. In addition, a deposit of £1153 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 the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without prior consent from the landlord.

Services and other information

Mains water, sewage and gas

The heating is gas mains

Local Authority and Council Tax

The local authority is North Yorkshire Council

For Council Tax purposes the Band is an C

Viewings

Strictly by appointment only via the Agents GSC Grays Tel 01748 897629

Particulars and Photographs

Particulars updated Feb 2025

Photographs taken Dec 2024

Disclaimer Notice

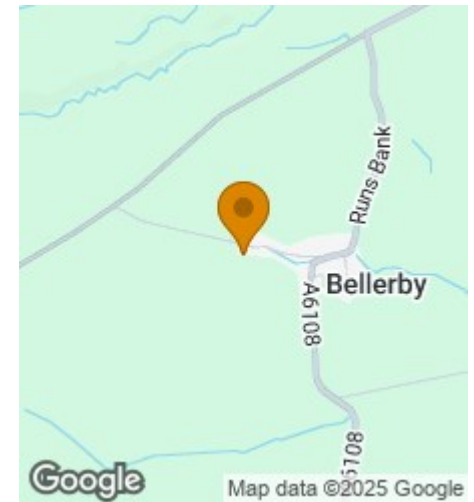


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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Current	Potential
	100
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Disclaimer Notice

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.