

2 Leyburn Close

Masham, Ripon, North Yorkshire, HG4 4HB



A large corner plot family house with 4 bedrooms and 2 bathrooms (1 en-suite) with excellent downstairs accommodation and a larger than average garden with garage and off street parking.

Ripon 9 ½ miles, Harrogate 20 ½ miles, A1 7 ½ miles,
Northallerton Train Station 14 miles.

GUIDE PRICE
£349,000



2 Leyburn Close comes to the market having been recently refurbished to a high standard. The house has great family accommodation and is particularly light and spacious. The house is entered from a driveway with parking space for a couple of vehicles. front door leads into the hall with an understairs store cupboard. The sitting room is a light, double aspect room with an open fireplace with a stone hearth and wooden mantle. The kitchen/breakfast/sitting room is the heart of the family home with base and eye level units with ample wooden work surfaces. Central island with wood worksurface incorporating a butlers sink and plumbing for a dishwasher below. There is a Britannia Range Cooker with gas hobs and electric ovens below. An arch leads to the sitting dining area with double aspect and stable door to the front. Door leads through to the rear of the house with a store room, utility room with plumbing for a washing machine and space for a dryer as well as a work top with a stainless steel sink unit. Separate WC with low level WC. This area has planning already in place to convert and extend into further accommodation. Plans available on request.

First floor:- Landing with access to loft space. Bedroom 1 is a double aspect room with access to the loft and storage via a ladder. En-suite shower room with a walk-in shower, part tiled wall, pedestal wash handbasin and low level WC with wall mounted heated towel rail. Bedroom 2 is at the back of the house with a single built-in wardrobe and views over the rear. Bedroom 3 is at the rear of the house and bedroom 4 is at the front of the house. Family bathroom has a panel enclosed bath with a fixed overhead shower and glass screen, wall mounted wash hand basin and low level WC with a wall mounted heated towel rail.

Outside

To the front of the house there is a spacious off street parking

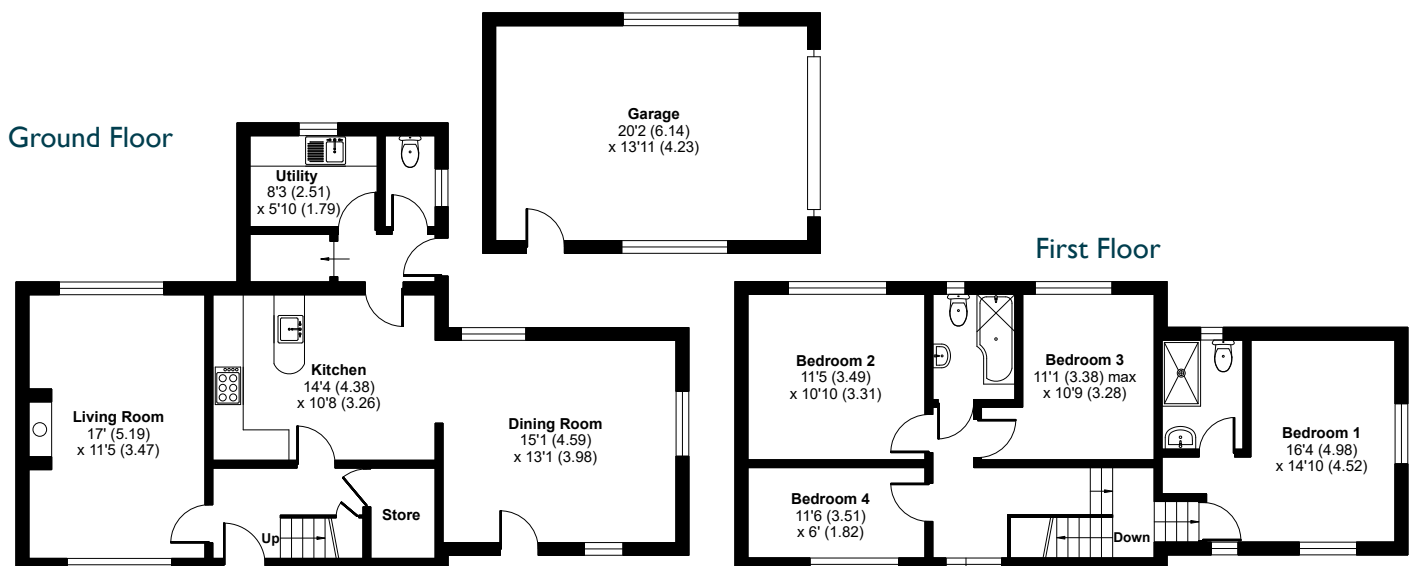
area for a couple of vehicles. There is a side access to the side garden which is a spacious area with brick raised borders. There is a side path at the rear leading to the second garden with a large dog kennel with 3 kennels and a store (this structure can be removed if purchasers wish). The garage has a roll down electric door and is spacious with room for a vehicle and lots of storage/work space left over. Direct access is onto the road.

Location

The property is situated in Leyburn Close off Leyburn Road and just around the corner from the Market Square and has easy access to the Sports grounds and all they have to offer including cricket pitch, football area and tennis courts as well as a Bowls Green and Boule court. The town has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, an excellent doctors surgery and 2 Breweries! There is an excellent primary school and nursery in Maham and access to the main secondary schools in the area via a bus network. There are also several good local private schools in the area. The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. Swinton Park is situated "just down the road" and provides one of the best Luxury Hotels in North Yorkshire. Winners of many awards the hotel excels in fine dining as well as having a very well-respected cooking school and luxurious Spa. There is also a wonderful trekking centre based at Swinton with a golf course close by and the excellent shooting school at Warren Gill. The countryside around Masham offers delightful riding and walking opportunities and has many other local attractions.



FLOORPLANS





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band "B" payable to Harrogate District Council.

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Directions

On entering Masham from Ripon after the bridge over The River Ure carry on up the hill and past the garage and Leyburn close will be found on the left after the Co-op. No.2 is the first house set back on the right.

Viewing

Strictly by prior appointment through **Giles Edwards Yorkshire Property Ltd**, Tel: 01765 688 353.

Energy Performance

EPC rating is "D", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Important Notice

Giles Edwards Yorkshire Property for themselves and for the vendor of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.