

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

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"For Sales In The Dales"



36 Maythorne Estate, Leyburn

- Well-Presented Semi-Detached Property
- Quiet Edge Of Town Location
- 3 Good Bedrooms
- Spacious Living/Dining Area
- Kitchen
- Modern Family Bathroom
- Downstairs WC
- Gas Central Heating & Double Glazing
- Good Sized Garden To Rear
- Garden And Private Drive To Front

Postcode: **DL8 5DT**

Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **C**

Local & Planning Authority:
North Yorkshire Council

Offers In Region Of £230,000



36 Maythorne is a nicely presented, semi-detached property situated in a quiet yet central location, just a short walk into the bustling market town of Leyburn.

Leyburn has a thriving community with excellent amenities such as shops, pubs, restaurants, schools and churches. It also benefits from sports facilities, children's play areas, a health centre and still holds a weekly outdoor market on a Friday. Tennants, the world-famous auction house is just down the road. There is also easy access to Richmond, Bedale, Northallerton and the A1.

The property has been recently renovated with new flooring, fresh decoration, new oak doors and bathroom suite. The ground floor comprises a large light living room, a kitchen and downstairs WC. To the first floor there are two good double bedrooms, a good single bedroom and modern family bathroom. The property benefits from gas central heating and double glazing.

Outside to the front there is a low maintenance gravelled garden and block paved driveway with off street parking for 1-2 cars.

To the rear is a good-sized garden mainly laid to lawn with a patio area and gravelled path leading to an additional suntrap seating area. To the back of the garden is a further gated area leading to a wildlife garden. There is also a garden shed and outbuildings creating ample external storage.

36 Maythorne would make an excellent family home or investment property.



Ground Floor

Entrance Hallway Large light entrance hall. Newly fitted carpet. Vertical radiator.

Living Room Large, light living room. 2 Radiators. Newly fitted carpet. Window to front overlooking garden. Patio doors to rear overlooking garden.

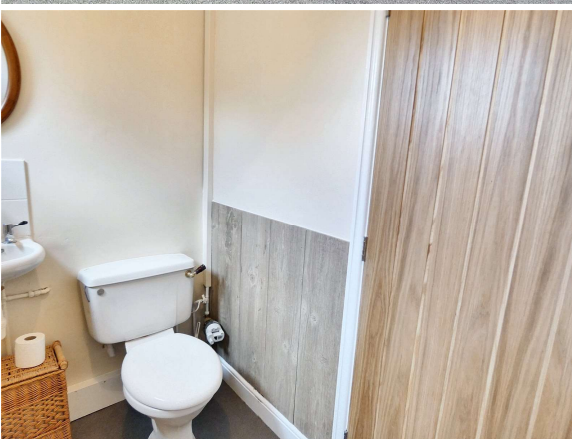
Kitchen Newly fitted vinyl flooring. Good range of wall and base units. Radiator. Vinyl work top. Stainless steel sink and drainer. Plumbing for washing machine. Space for under counter fridge and freezer. Window to rear overlooking garden.

Rear Porch Good space for storage housing new Worcester gas central heating boiler. Door to side.

Downstairs WC Newly fitted vinyl flooring. WC. Wash basin. Frosted window to side.

First Floor

Stairs/Landing Newly fitted carpet. Window to front.



Bedroom 1 Large double bedroom. Newly fitted carpet. Radiator. Window to rear overlooking garden.

Bedroom 2 Good double bedroom. Newly fitted carpet. Radiator. Window overlooking rear garden.

Bedroom 3 Good bedroom. Newly fitted carpet. Radiator. Window to front.

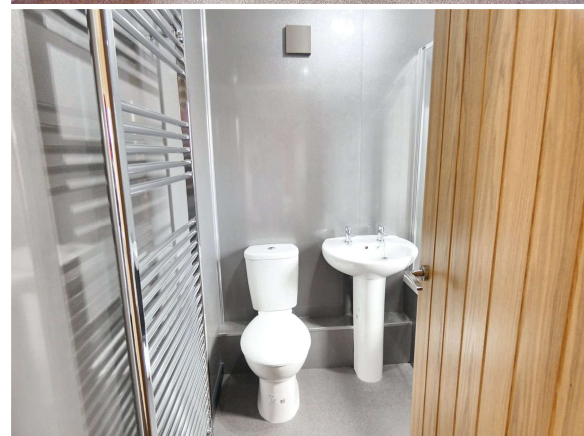
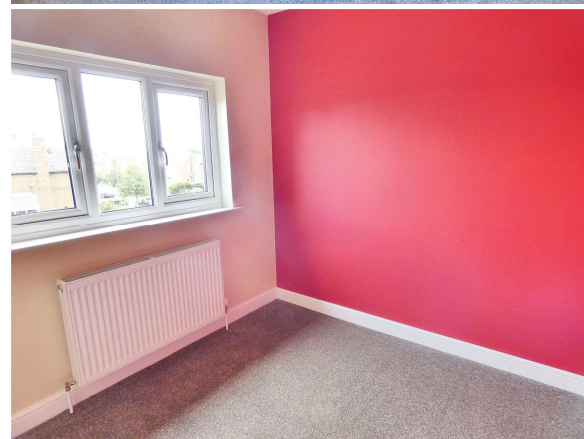
Bathroom Modern bathroom suite. Newly fitted vinyl flooring. WC. Wash basin. Bath with waterfall shower over. Heated towel rail. Frosted window.

Outside

Front Low maintenance gravelled garden with well-established shrubs. Paved driveway with parking for 1-2 vehicles.

Rear Garden Mainly laid to lawn. Well established shrubs and plants. Patio area. Garden shed. Gated area leading to a further lawn/wildlife garden.

Side Path to side of property. Door to side porch into kitchen. Outbuildings creating storage for garden tools and bikes.

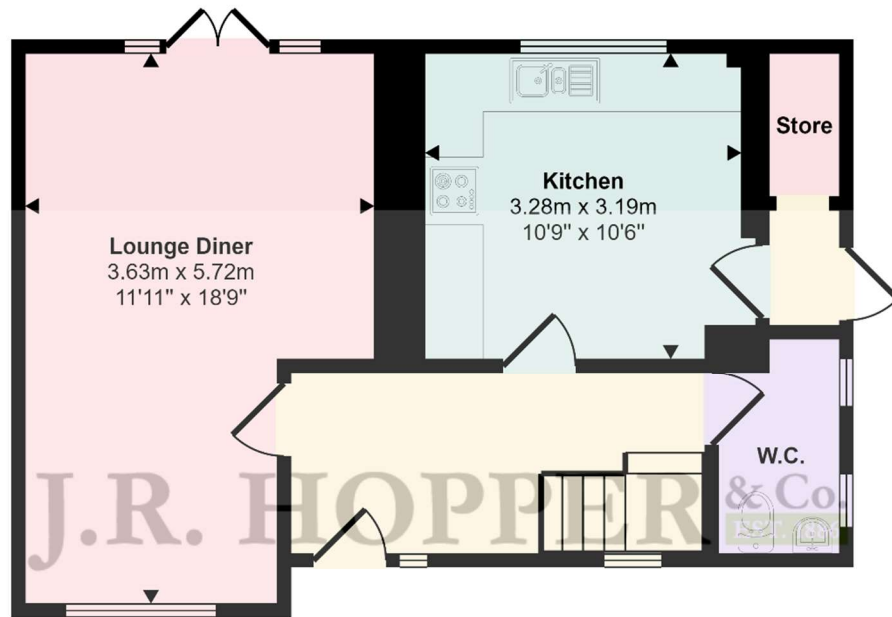




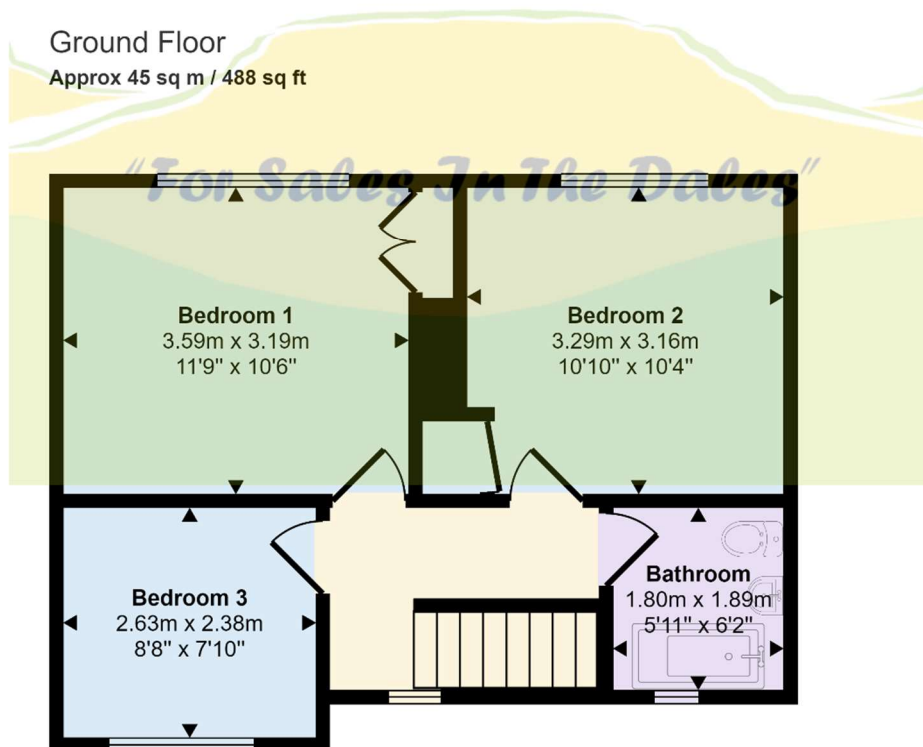
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Approx Gross Internal Area
86 sq m / 923 sq ft



Ground Floor
Approx 45 sq m / 488 sq ft



First Floor
Approx 40 sq m / 435 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.