

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

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"For Sales In The Dales"



2 Woodside, Leyburn

- Immaculate Semi-Detached House In Popular Town
- 3 Good Bedrooms
- Lovely Views
- Living Room
- Kitchen/Diner
- Utility Room
- Bathroom & Downstairs WC
- Front & Rear Gardens
- Off Street Parking
- Good Sized Garage

Postcode: **DL8 5DX**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency
Band: **C**

Local & Planning
Authority: **North
Yorkshire Council**

Guide Price: £290,000 - £320,000



2 Woodside is an immaculate 3-bedroom property located in a prime position on the quiet Cul de sac in the popular 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 well maintained and modernised by the current owner. Upon entering the property from the front, you are greeted with a light and airy entrance hall, lovely light living room and good-sized kitchen/diner. There is also a handy utility and separate WC to the ground floor. On the second floor there are 2 large double bedrooms, a good single bedroom which is currently being utilized as a study and a modern family bathroom. 2 woodside benefits from gas central heating and double glazing.



Outside to the front there are steps up to the property and a South facing suntrap lawn and flowerbeds. There is a driveway provide private off-road parking for 2 vehicles. There is also a garage providing handy storage with power and light. To the rear is a lovely, terraced garden with lawns, flowerbeds, well established shrubs and bushes and a gravelled suntrap seating area providing pleasant views over the rooftops.

2 Woodside would make an excellent family home or investment property.

Ground Floor



Entrance Hall Fitted carpet. Victorian style radiator. Frosted window to side.

Living Room Lovely light room. Fitted carpet. 2 Vertical radiators. Media wall. Large bay window to the front.

Kitchen/Diner Engineered oak flooring. Dining area to the front. Beautiful fitted kitchen. Good range of units. Composite worktop. Stainless steel sink. Electrolux electric oven with gas hob. Extractor hood. Integrated fridge. Integrated dishwasher. Large window to front. Window to rear.



Utility Room Vinyl floor. Electric under floor heating. Plumbing for washing machine. Space for freezer. Radiator. 2 Windows to the rear.

Downstairs WC Vinyl floor. Electric under floor heating. WC. Wash basin. Extractor fan. Frosted window to side.

First Floor

Stairs and Landing Fitted carpet. Radiator. Access to insulated and boarded loft. Window to rear.

Bedroom 1 Large double bedroom. Fitted carpet. Radiator. Far reaching views. Window to front.

Bedroom 2 Good double bedroom. Fitted carpet. Radiator. Bay window to front with far reaching views.

Bedroom 3 Single bedroom currently used as a study. Fitted carpet. Radiator. Over stairs storage cupboard. Window to rear.

Bathroom Wood effect tiled flooring with underfloor heating. Partially tiled walls. Heated towel rail. WC. Washbasin. Rainfall shower over bath. Frosted window to rear.

Outside

Front Garden South facing. Flag stone steps up to property. Raised lawn, ideal to sit out and enjoy the sunshine. Flowerbeds.

Rear Garden Sun trap terraced garden. Lawns and flower beds. Gravelled seating area with stunning views. Rear gate leading to Richmond Road.

Parking Private tarmac drive allowing for two parking spaces.

Garage 7'3" 15'11" (2.2m 4.85m). Great storage with power and light.

Services

Mains Electric, water and drainage.

No history of flooding.

Broadband:
Basic 17 Mbps. Superfast 238 Mbps.



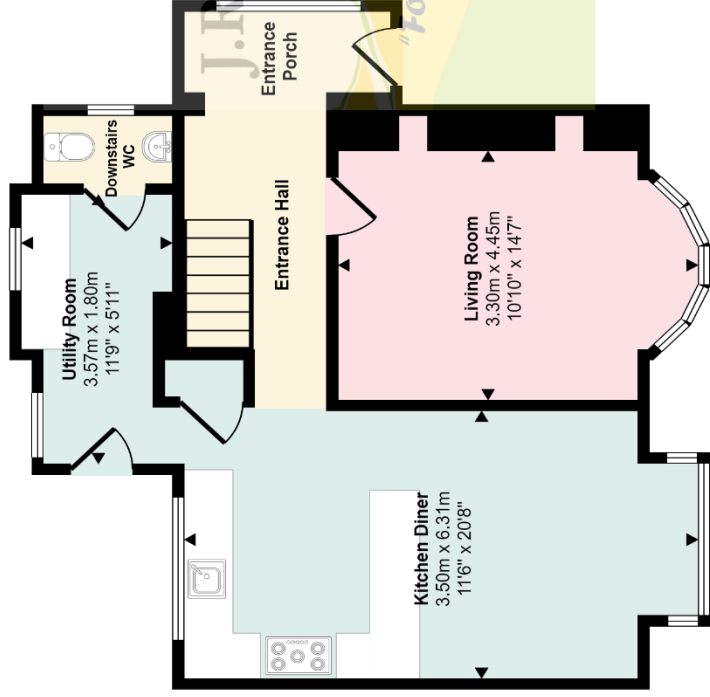


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

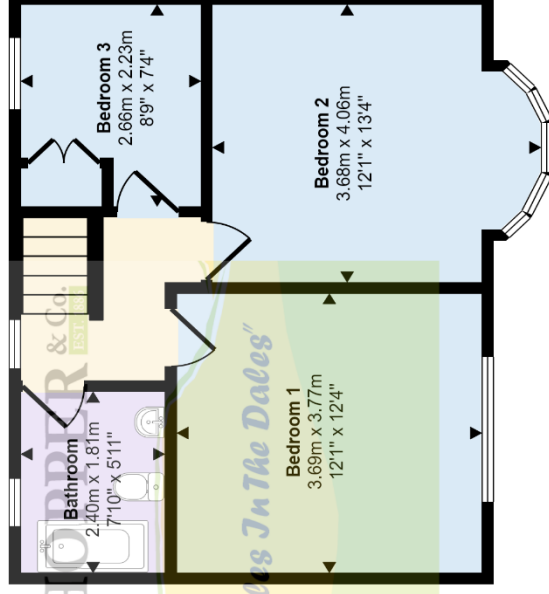


Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will 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.

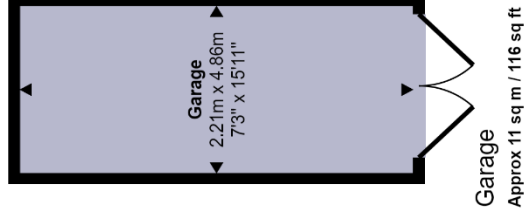
Approx Gross Internal Area
112 sq m / 1201 sq ft



Ground Floor
Approx 56 sq m / 608 sq ft



First Floor
Approx 44 sq m / 477 sq ft



Garage
Approx 11 sq m / 116 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.