

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. Est. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



3 Middleham Road, Leyburn

- Spacious Semi-Detached Property
- Lovely Far-Reaching Views
- Walking Distance to Town
- 3 Double Bedrooms & Bathroom
- Living Room
- Dining Room
- Kitchen
- Mains Gas Heating
- Front & Rear Gardens
- Off Street Parking & Carport to Rear

Postcode: **DL8 5EY**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £230,000 - £250,000



3 Middleham Road is a spacious property located in close proximity to the 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.

To the ground floor there is a lovely light living room, dining room and well-appointed kitchen. To the first floor are 3 double bedrooms and family bathroom. The property benefits from mains gas central heating and double glazing.

Outside to the front there is a lawned garden with views to Penhill, well-established shrubs and footpath. To the rear is a patio garden with carport and space to park an additional vehicle.

3 Middleham Road would make an ideal family home, active retirement or investment property.

Ground Floor

Entrance Hall Fitted carpet. Radiator. Understairs cupboard.

Living Room Fitted carpet. Coved ceiling. Radiator. Gas fire. Window to front.

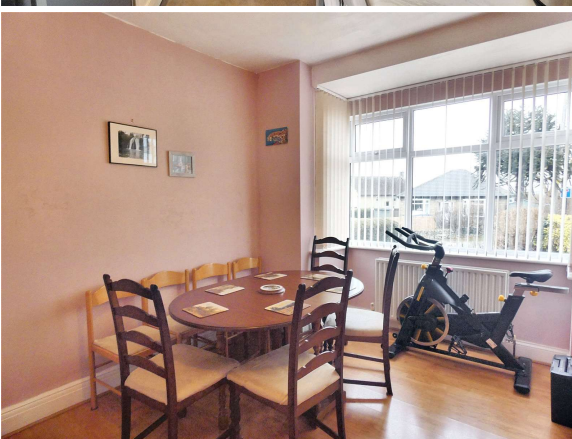
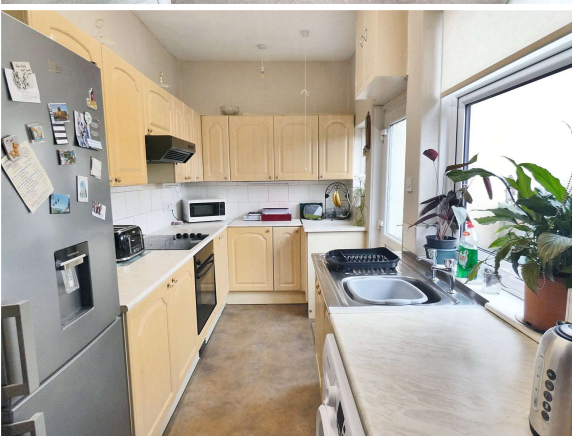
Dining Room Laminate wooden flooring. Radiator. Bay window to the front.

Kitchen Vinyl flooring. Radiator. Partially tiled walls. Gas central heating boiler. Good range of wall and base units. Vinyl worktop. Plumbing for washing machine. Space for fridge freezer. Integrated electric oven and hob. Extractor fan. Stainless steel sink and drainer. 2 Windows and door to rear garden.

Stairs/Landing Fitted carpet. Loft Access. Window to rear. Window to side.

First Floor

Bedroom 1 Good double bedroom. Wooden flooring. Radiator. Built in wardrobes. Window to front with views to Penhill.



Bedroom 2 Good double bedroom. Laminate wooden flooring. Picture rail. Radiator. Feature cast iron fireplace. Built in shelving. Window to front with views to Penhill.

Bedroom 3 Double bedroom. Fitted carpet. Picture rail. Radiator. Built in shelving. Window to rear.

Bathroom Modern fitted bathroom suite. Tiled flooring. Tiled walls. Washbasin. WC. Bath with rainfall shower over. Built in cupboards. Extractor fan. Frosted window to side.

Outside

Front Lawned garden. Partially enclosed with stone wall. Garden path. Well established shrubs. Lovely far-reaching views.

Rear & Parking Patio garden. Brick store. Wooden storage shed. Carport. Access via rear lane. Space to park a further vehicle.

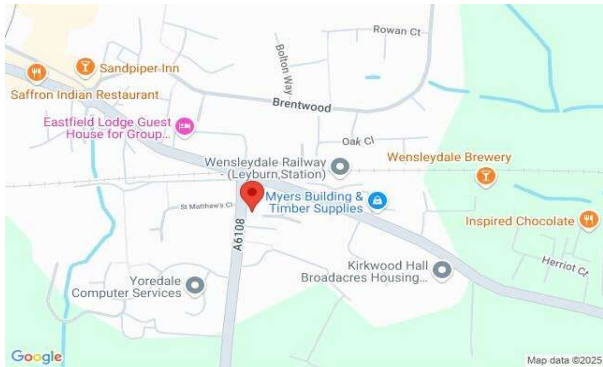
Services

Mains water, electric and drainage.
Gas central heating.

No history of flooding.

Broadband

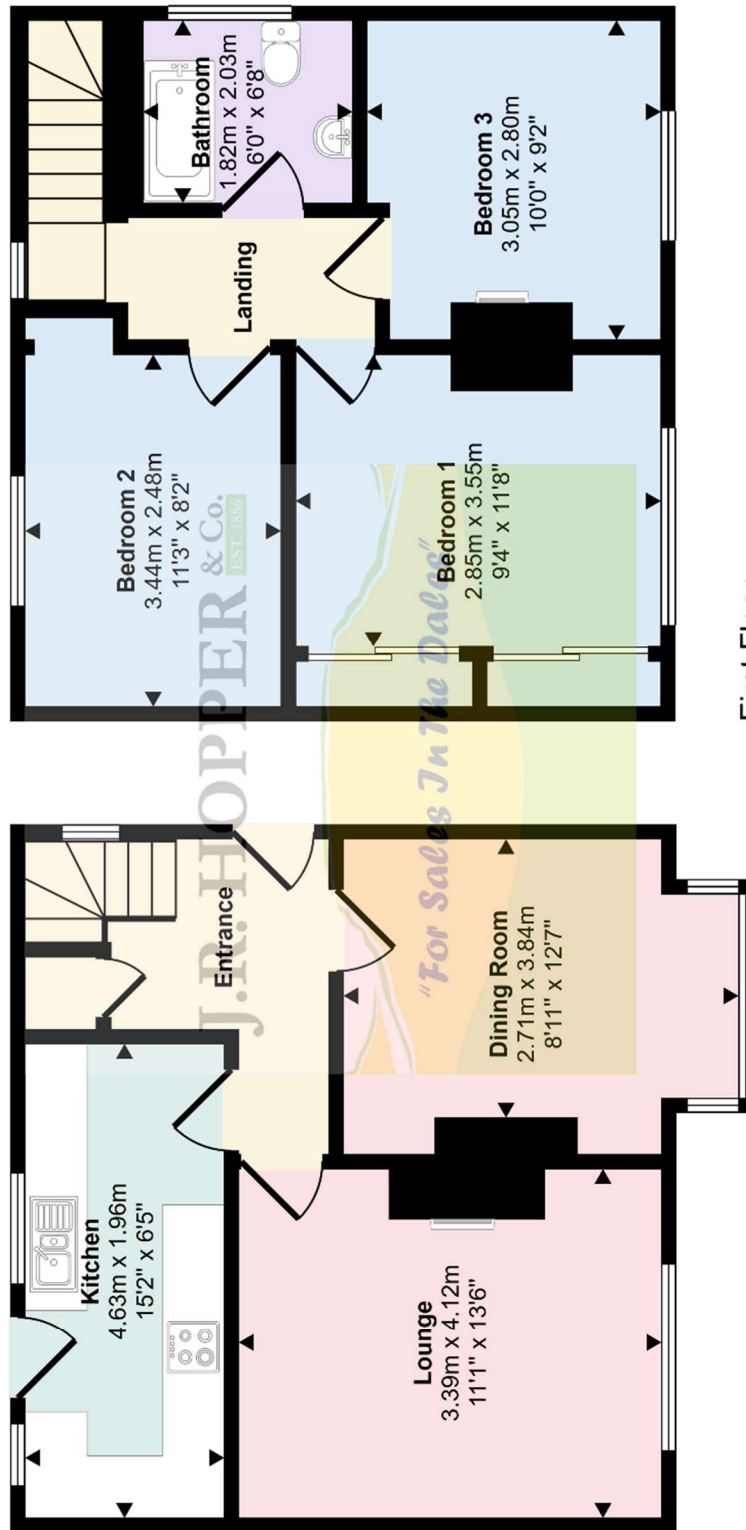
Basic 17 Mbps
Superfast 80 Mbps



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approx Gross Internal Area
84 sq m / 902 sq ft



First Floor
Approx 41 sq m / 441 sq ft

Ground Floor
Approx 43 sq m / 460 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.

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.