

Central Chambers
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"For Sales In The Dales"



20 Station Rise, Leyburn

- Immaculate Semi-Detached Modern House
- 3 Bedrooms
- Living Room
- Kitchen Diner
- Bathroom, Ensuite & Downstairs WC
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Driveway with Parking For 2 Cars
- Excellent Family Home Or Investment

Postcode: **DL8 5BZ**

Tenure: **Freehold**

Council Tax Band:

Energy Efficiency Band: **B**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £275,000 - £300,000



20 Station Rise is an immaculate semi-detached property located on a modern housing development on the outskirts of Leyburn and within walking distance of town.

Leyburn is a bustling market town with a fantastic range of shops, Friday market, pubs, restaurants, primary and secondary schools, churches, sport and medical facilities. There is easy access to the nearby towns of Richmond, Bedale and the A1. There are also lovely walks on your doorstep in all directions.



The ground floor comprises an entrance porch, a bright and comfortable living room, a spacious kitchen/diner, and a handy downstairs WC. Upstairs, you'll find a generous double bedroom with ensuite, two further bedrooms, and a modern family bathroom. This property benefits from gas central heating and double glazing throughout. The property was built in 2019 and has an LABC new home warranty until May 2029.

Externally, the front of the property offers ample driveway parking alongside a neatly maintained lawned grass area. To the rear, there is a garage and a south-facing garden featuring a flagstone patio, lawn, and well-established flower beds.



20 Station Rise is an ideal family home or investment property.

Entrance Porch Vinyl flooring. Radiator. UPVC door. Staircase.

Living Room Fitted carpet. Radiator. Window to front.

Kitchen Diner Vinyl floor. Good range of wall and base units. Ceramic sink and drainer. Space and plumbing for washing machine. Integrated dishwasher. Integrated Neff cooker, gas hob and extractor fan. Integrated fridge freezer. Gas boiler. Radiator. Glass double patio doors and window to rear garden.



Downstairs WC Vinyl floor. WC. Wash basin. Radiator. Extractor fan. Under stairs storage with consumer unit.

Landing Fitted carpet. Radiator. Over stair storage cupboard.

Bedroom 1 Good double bedroom. Fitted carpet. Radiator Window to Rear.

Ensuite shower room. Vinyl flooring. Freestanding shower. Heated towel rail. Frosted window to side. WC. Wash basin. Partially tiled wall.

Bedroom 2 Double bedroom. Fitted carpet. Radiator. Window to front.

Bedroom 3 Single bedroom. Fitted carpet. Window to rear. Radiator. Loft access.

Bathroom Vinyl flooring. Heated towel rail. Partially tiled walls. Washbasin. WC. Bath with shower over. Frosted window to front.



External

Front Garden with lawn. Block paved drive providing parking.

Side Path providing access to the rear through wooden gate.

Rear South facing garden with lawn and flagstone patio area. Well established flowerbeds. Laid lawn. Gravel area.

Garage Single garage with power and light. Up and over door.

Services Mains gas, water, drainage and electricity.

Flood Risk: No History of flooding.

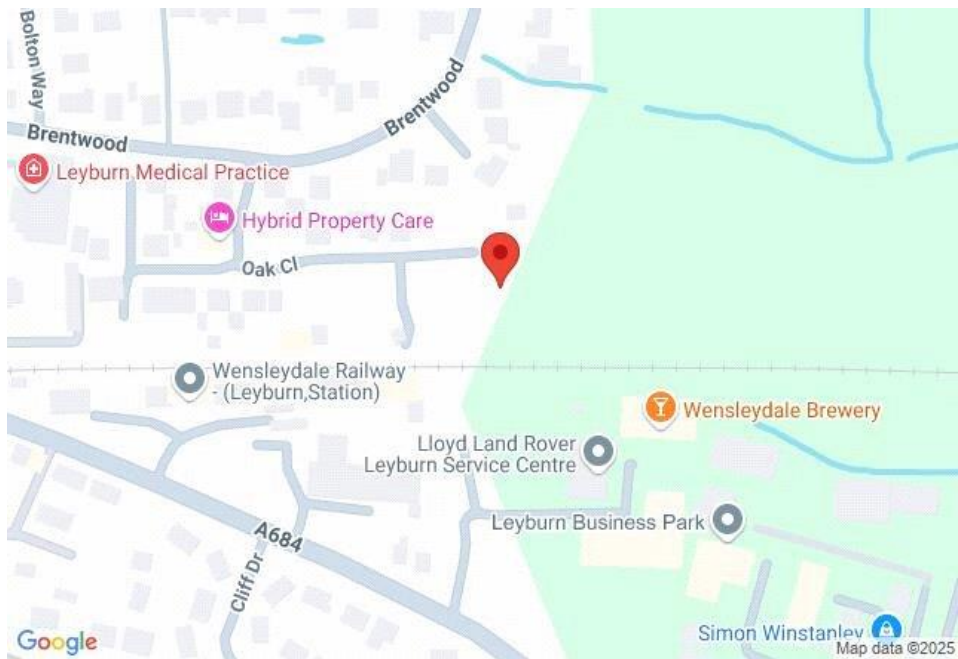
Broadband:

Basic -17 Mbps


Superfast- 64 Mbps

Ultrafast- 1800 Mbps



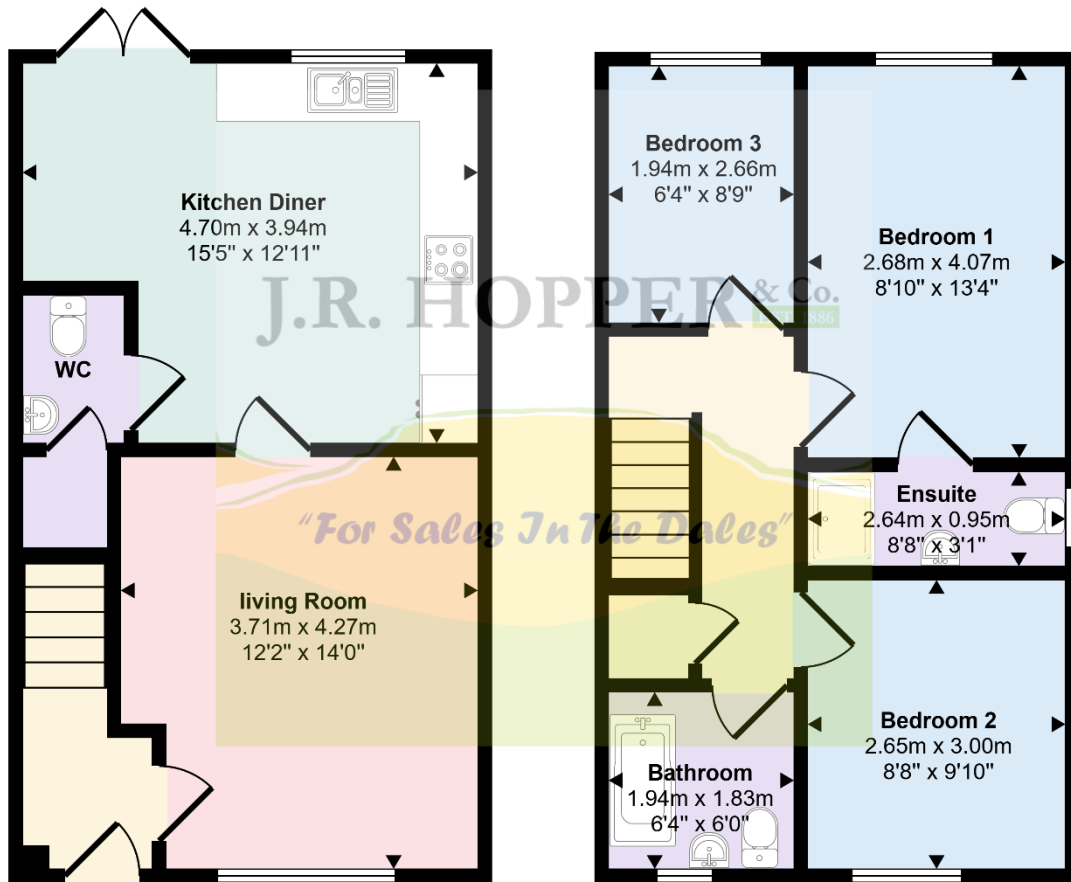


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(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
79 sq m / 851 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 40 sq m / 426 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.