

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

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"For Sales In The Dales"



4 St. Matthews Mews, Leyburn

- Immaculate End Of Terrace Property
- Close To Town Centre
- Lovely Light Living Room
- Kitchen With Separate Utility
- 3 Bedrooms.
- Bathroom, Ensuite & Downstairs WC
- Double Glazing & Gas Central Heating
- Front Patio & Rear Garden
- Off Street Parking

Postcode: **DL8 5FD**

Tenure: **Freehold**

Council Tax Band: **D**

Energy Efficiency Band: **TBC**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £260,000 - £280,000



4 St Matthews Mews is a lovely, modern, spacious end of terrace property situated within a 2-minute walk of the centre 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.



Upon entering the property, you are greeted with a light and airy entrance hall, a lovely light living room and well-appointed kitchen diner. There's a separate utility room and downstairs WC. On the first floor there are 2 double bedrooms, one with ensuite shower. A good single bedroom and bathroom with large walk-in shower.

Outside to the front is a stone flagged patio, with seating area. The property has access across the front of the other 3 properties to the communal tarmacked private driveway and has allocated parking for 2 vehicles. To the rear there is a lawned garden with a further flagged patio seating area and flowerbeds.



4 St Matthews Mews will make a lovely family home, active retirement or investment property.

Ground Floor

Entrance Fitted carpet. UPVC Door. Radiator. Staircase.

Downstairs WC Vinyl flooring. Washbasin. Tiled splash back. WC. Radiator. Extractor fan. Frosted window to front.

Living Room Lovely light room. Fitted carpet. 2 Radiators. Gas fire in wooden fire surround. Double patio doors to rear garden. Window to front.



Kitchen Diner Vinyl wood effect flooring. Integrated cooker and gas hob. Plumbing for dishwasher. Integrated fridge freezer. Good range of wall and base units. Radiator. Stainless steel sink and drainer. Extractor fan. Tiled splashback. UPVC door to rear garden. Window to rear.



Utility Room Vinyl floor. Plumbing for washing machine. Stainless steel sink and drainer. Glow worm boiler. Tiled splash back. Window to front.

First Floor

Landing Fitted carpet. Loft access. Velux window.

Bedroom 1 Large Double bedroom. Fitted carpet. Radiator. Built in wardrobes. Window to front.

Ensuite:

Vinyl flooring. Large rainfall walk-in shower. WC. Washbasin. Velux window.

Bedroom 2 Double bedroom. Fitted carpet. Radiator. Built in wardrobes. Window to front.

Bedroom 3 Single bedroom. Fitted carpet. Radiator. Window to front.

Bathroom Vinyl flooring. Radiator. Built in shelving. Large walk in rainfall shower. Washbasin. WC. Velux window.

Outside

Parking Tarmac driveway with allocated parking for 2 vehicles.

Front Access to property via stone flagged path. Patio seating area. Flagged access to side with space for sheds and storage.

Rear Stone flagged patio. Raised lawn. Well established shrubs. Flower beds. Water tap.

Services Mains gas central heating. Mains electric, water and drainage.

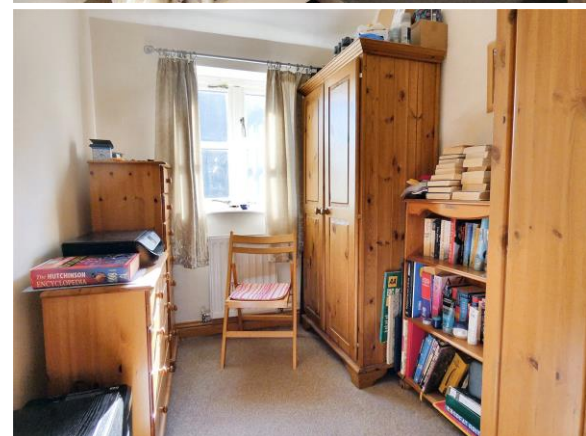
No history of flooding

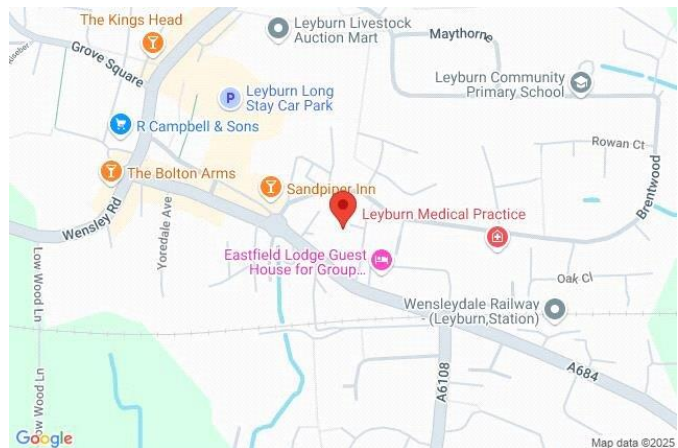
Broadband:

Basic 19 Mbps

Superfast 80 Mbps

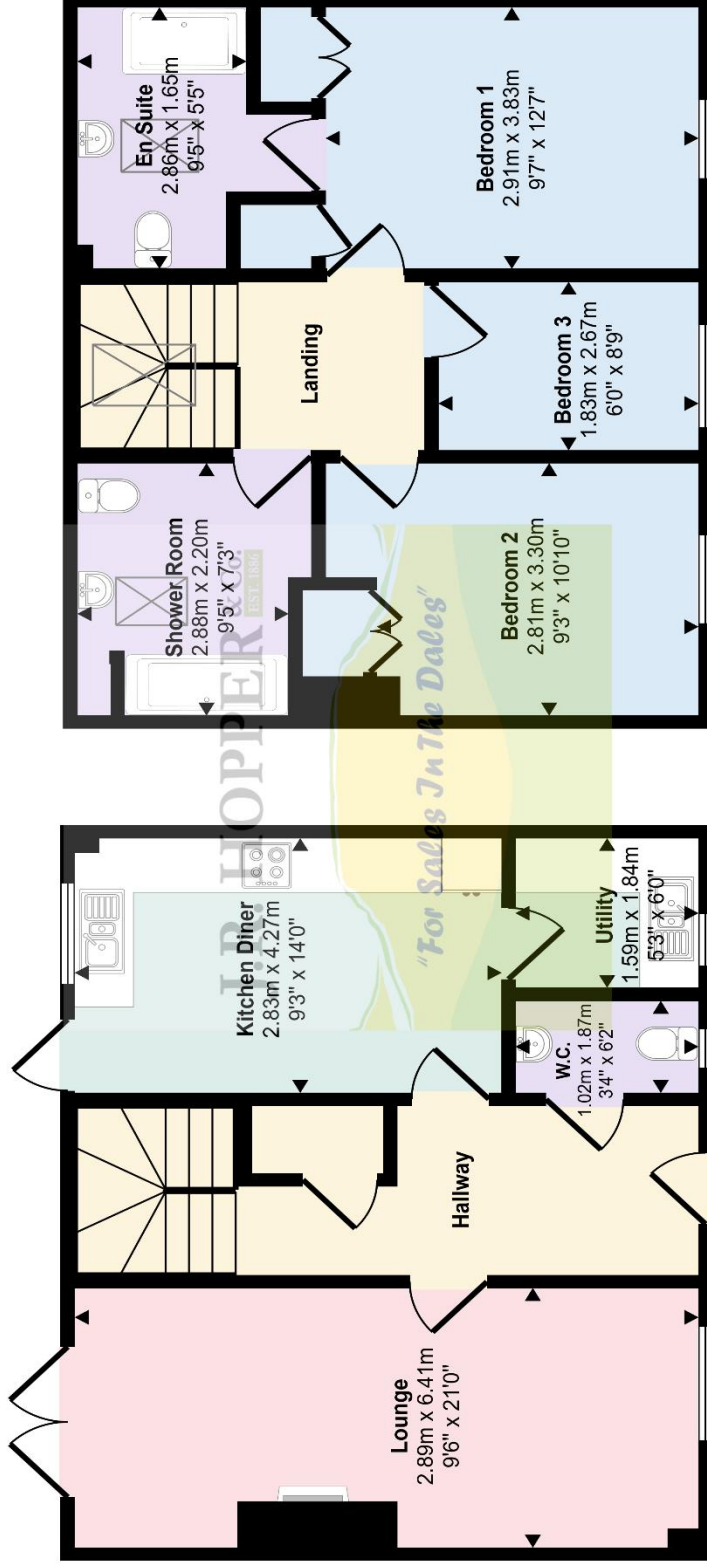
Ultrafast 330 Mbps





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
100 sq m / 1072 sq ft



Ground Floor
Approx 50 sq m / 535 sq ft

First Floor
Approx 50 sq m / 537 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 Snappy 360.