

## 9 MANOR COURT

Moor Road, Leyburn, DL8 5DD

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



A spacious first & second floor apartment set within an exclusive complex developed from a former school in a quiet setting on the outskirts of the popular market town of leyburn.

**Accommodation includes:-**

- Ground Floor: Shared front door & staircase leading to private entrance on the first floor
- First Floor: Living room/dining room, kitchen, utility, double bedroom & ensuite bathroom
- Second Floor: 2 further double bedrooms & ensuite shower room
- Timber double glazed windows. Night storage heaters
- Single garage, allocated parking space & visitor parking

GUIDE PRICE

**£225,000**



## SITUATION

Manor Court is situated 400 metres due west of the market town of Leyburn, just off Moor Road and is within walking distance of all of the shops and amenities. No. 9 Manor Court is located in the main building on the right hand side as you enter into the apartment complex and the apartment itself faces south.

Leyburn is an unspoilt Market Town and has developed as the traditional centre for mid-Wensleydale and is often referred to as the Gateway to the Yorkshire Dales. The town supports an array of shops, restaurants, schools, pubs, churches and sports facilities and is well sited both for access to the A1 as well as the rural Dales.

## DIRECTIONS

At the top end of Leyburn Market Place, turn right at the mini roundabout on to the High Street (A6108) and then take the first left on to Grove Square. This road leads to Moor Road and after 400 m the access to Manor Court is on the left.

## DESCRIPTION

No. 9 Manor Court comprises a spacious three bedroom apartment with accommodation arranged over the first and second floors situated within the main building of a former school. The property is constructed of traditional stone under a slate roof and benefits from timber double glazed windows and night storage heating. The entrance to the flat is located on the ground floor (blue door) and this is shared with No. 7 Manor Court, leading to a staircase and a private entrance on the first floor.

The property has been well maintained by the current leaseholder and is in good decorative order, however it would benefit from some further modernisation.

Externally, there are mature gardens that are maintained by the Management Company and the property has a single garage together with an allocated parking space. In addition, there are visitor parking bays on site.

The property provides a unique opportunity to purchase a low maintenance property in a quiet and sought after location and would be ideal for a first time buyer, retirement home or investment property.



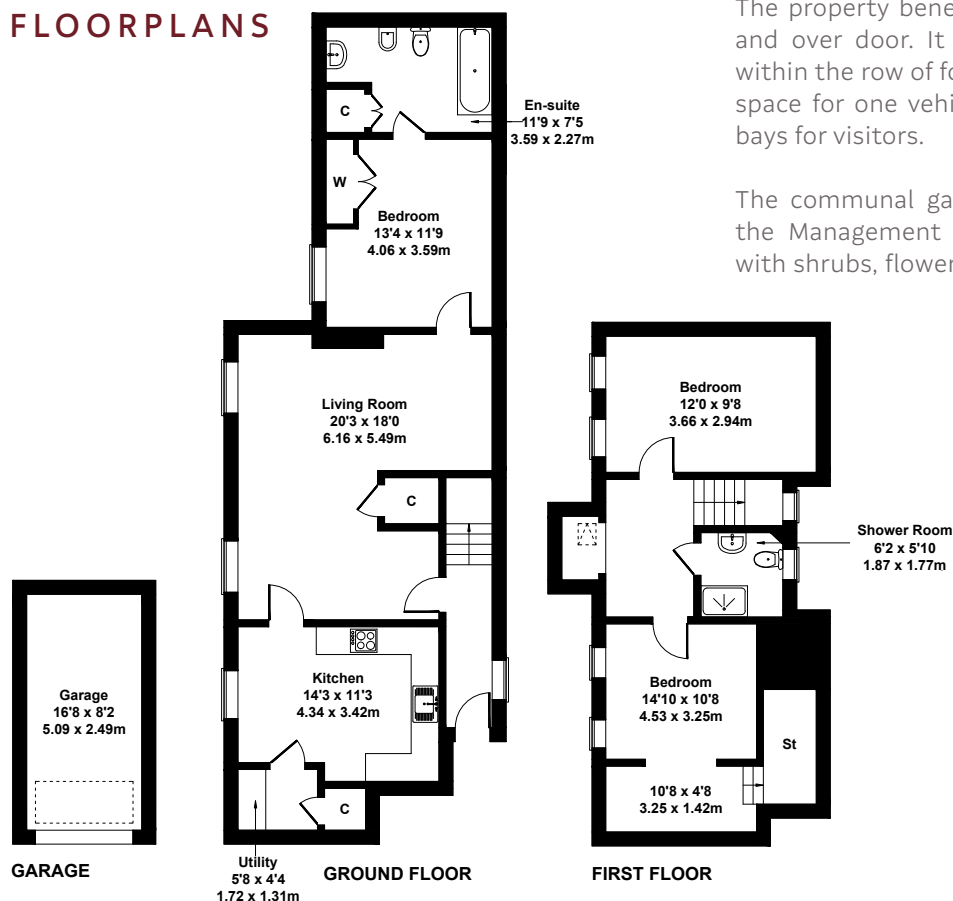


## ACCOMMODATION

The private entrance on the first floor leads into an entrance hall with a staircase to the second floor and a door through to the spacious living room/dining room with large feature windows providing ample light to the room. Beyond there is a door leading to the kitchen with a modern range of kitchen units, integrated electric oven and hob, breakfast bar and space for a small breakfast table by the window. There is also a separate utility with a useful storage cupboard, plumbing for a washing machine and space for a tumble dryer. At the far end of the living room, there is a door through to the master bedroom (double) and a good sized ensuite bathroom with bath and electric shower over, W.C., pedestal basin and bidet. There is a large linen cupboard in the ensuite bathroom housing the hot water cylinder.

To the first floor, there is an open landing area providing additional storage space together with an attractive triangular shaped window. There are two further double bedrooms accessible from the landing both with triangular shaped feature windows and one with a further storage area to the rear. There is also a modern shower room located on this floor with shower cubicle, W.C. and basin.

## FLOORPLANS



## OUTSIDE

The property benefits from a single garage with an up and over door. It is the second garage from the left within the row of four. There is also an allocated parking space for one vehicle together with additional parking bays for visitors.

The communal gardens are beautifully maintained by the Management Company and comprise lawn areas with shrubs, flower beds and borders.



## GENERAL REMARKS & STIPULATIONS

### Services

Mains electricity, water and drainage. Night storage heaters.

### Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

### Tenure

The property is offered for sale leasehold with vacant possession upon completion. The original lease term is 999 years from the 3rd January 1992. The service charge is £1,500 per annum and is payable monthly to Placesecure Property Management Company.

### Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

### Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

### Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

### Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

### Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

### Council Tax

The property falls into Band E for the purpose of Council Tax and is payable to North Yorkshire Council.

### Energy Performance

EER: E:39. A copy of the full Energy Performance Certificate is available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	39 E	
21-38	F		
1-20	G		



**John G Hills**

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### IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

### Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

