



APPLEGILL 3 ASHFIELD CLOSE  
Constable Burton, Leyburn



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# APPLEGILL 3 ASHFIELD CLOSE

Leyburn, North Yorkshire, DL8 5RS

An attractive and well maintained property, occupying a lovely position overlooking mature trees and green, in a highly regarded village.

## ACCOMMODATION

This modern, stone built property, has well presented and neutrally decorated living accommodation, creating a superb home for a wide variety purchasers.

There is an open plan dining kitchen, separate sitting room, as well as three double bedrooms including a principal en-suite and a house bathroom. Externally, there are well maintained gardens to the front and rear, as well as parking and a garage.



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## Situation and Amenities

Constable Burton is a small village in Lower Wensleydale, with its own public house and restaurant and a village green, set between the market towns of Leyburn (4 miles) and Bedale (7 miles). There is a primary school in the nearby village of Spennithorne with secondary schools at Leyburn and Bedale. There are private schools at Newton le Willows (Aysgarth Prep School), Barnard Castle and Sedbergh.

Main line train services from Northallerton (15 miles) and Darlington (23 miles), Access to A1(M) north/south at Leeming Bar (10 miles) and airports are at Newcastle, Leeds/Bradford and Durham Tees valley Please note that all distances are approximate.





### Accommodation Comprises: Ground Floor

The entrance hallway has a spindle staircase to the first floor, exposed beams and understairs storage, as well as doors into the living accommodation. The dining kitchen has a good range of units, with high gloss white fronted units and wood effect work surfaces, integrated appliances including; cooker, ceramic hob with extractor above and sink. An archway leads connects the dining area to the kitchen and benefits from a dual aspect.

The sitting room is an L-shaped room, with a feature fireplace, stone hearth and wooden lintel, a dual aspect and a door leading into a useful walk in storage cupboard/ hobby room.



### First Floor

The first floor landing has a sash window to the front and doors leading to the three bedrooms and house bathroom. The principal bedroom is a good sized double, with fitted wardrobes, window to the rear and has an en-suite shower room, with a step-in shower, vanity basin and WC.

The second bedroom, also a double, has a window to the front and airing cupboard. The third double bedroom has two windows overlooking the rear gardens. The house bathroom has a white suite; panelled bath and shower above, vanity basin, WC, heated towel rail and frosted glazed window to the front.

### Externally

The property is approached by a paved pathway leading up to the front door. The main garden is situated to the front of the property, with a lawn, stone paved patio seating area, hedged boundaries and a variety of mature shrubs and plants.

The rear garden is a gravelled courtyard garden, with walled boundaries and a stone paved pathway leading out to the rear gate. There is ample space for a seating area, a variety of pots and bin storage, with mature trees helping to retain privacy. There is also a garage which is approached through the shared block paved courtyard of Ashfield Close. With an up and over door and a parking space in front.

### Tenure

The property is believed to be freehold with vacant possession on completion.

### Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded D.

### Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected.

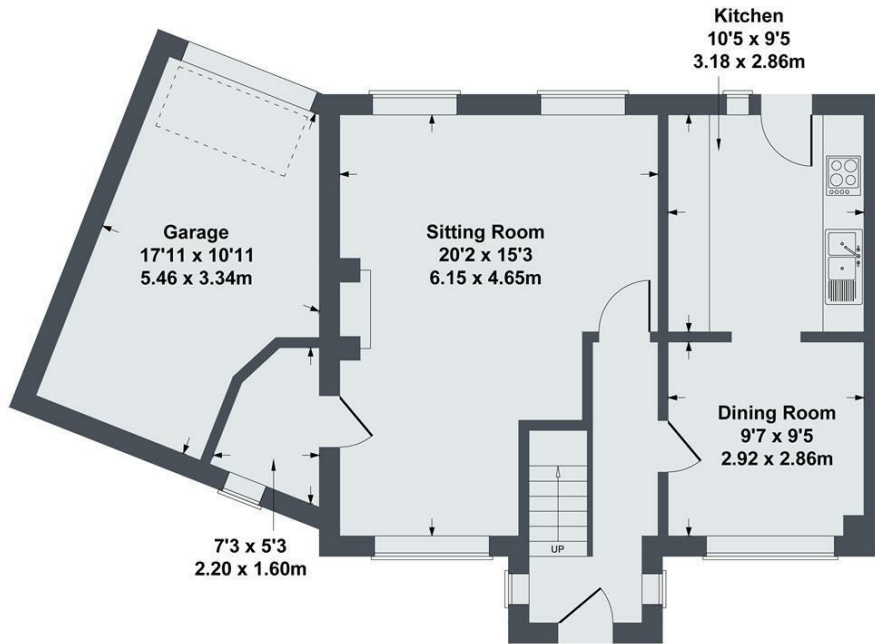
All the windows have been recently replaced with double glazed sash windows and a new front door.

### Particulars & Photographs

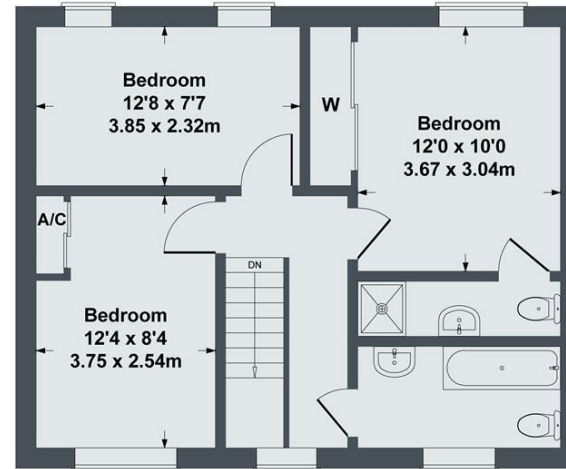
The particulars were written and the photographs taken in June 2023.

# Applegill, 3 Ashfield Close, Constable Burton

Approximate Gross Internal Area  
1249 sq ft - 116 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	61	74
	EU Directive 2002/91/EC	



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