



ELM LEA 3 THE MOUNT
Leyburn



GSC GRAYS
PROPERTY • ESTATES • LAND

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Leyburn, DL8 5JA

An attractive, stone-built, period town house, situated within walking distance of the amenities within Leyburn.

ACCOMMODATION

This period property has lovely character features, including high ceilings, attractive fireplaces, corning detail and period style doors with original staircase to name a few.

There are low maintenance gardens to the front and rear and the accommodation is set over three floors, which would make the property ideal for a family or lock-up and leave style property.

This home has been well-maintained and offers two reception rooms, three double bedrooms, two bathrooms and an attic room which is currently used as a home office. The property enjoys lovely views over Leyburn and towards the hills.



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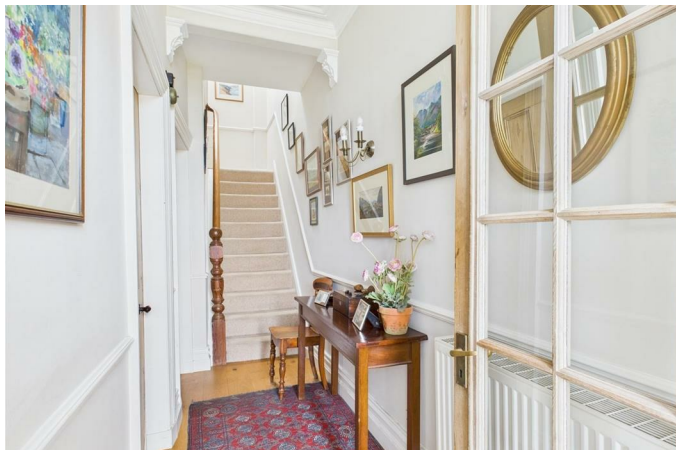


Situation & Amenities

The popular market town of Leyburn sits on the edge of the Yorkshire Dales National Park, with an abundance of recreational activities and walks on the doorstep. There is a wide variety of both independent and national shops, as well as a Co-Operative supermarket, various pubs and eateries and the infamous Tennants Sale Room.

There is an active community with several sports clubs, as well as primary and secondary schools and a weekly Farmers' Market.

Leyburn is well located with good access to the A1 (M) approximately 25 minutes' drive away and a mainline railway station at Northallerton for commuting across the region.





Accommodation

The front door leads into an entrance porch and entrance hallway with a staircase to the first floor, doors leading to the sitting room and dining room. The sitting room is a generous space with a bay window and attractive period fireplace and the dining room, patio doors leading out to the rear garden and opens to the galley kitchen.

The galley kitchen has a range of fitted solid wood units and work surfaces, integrated appliances and has a door leading into the utility room. The utility has space for free standing white goods and benefits from a ground floor WC, a door to the rear courtyard and a storage cupboard.

To the first floor, there is a half-landing leading to a shower room which leads on to the third bedroom. The main landing provides access to two further double bedrooms, one of which benefits from fitted wardrobes and storage and far-reaching views to the front.

There is also a house bathroom with panelled P-Shaped bath, vanity basin with an array of storage and a WC. The landing also has a door providing access to the second floor and an understairs storage cupboard.

The second floor is built into the eaves and comprises Velux windows to the front and rear allowing ample natural light and is currently utilised as a home office.



Externally

The property is approached by a wrought iron gate, with a front garden mainly laid to lawn with stone-wall and fenced boundaries and a pathway leading up to the front door. There are flowerbeds housing mature shrubs and plants together with a maturing tree.

To the rear of the property, there are low maintenance gardens with patio seating areas to the rear, ample space for pots and plants. There is also a garden store providing access to the rear lane.

Garaging & Parking

There is a garage with the property, which is accessed via a shared lane on the opposite side of the road within close proximity of the property and further on-street parking available.

Tenure

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

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Services & Other Information

The property has mains connections to electricity, water and drainage and benefits from gas-fired central heating.

Local Authority

North Yorkshire Council. The property comprises a Council Tax Band rating of D.

What3Words

///presuming.flopping.wildfires

Owner's Insight

Huge selling points to the property are the great neighbours, the access to the town and we believe the property is simply a great space throughout.

3 The Mount


Approximate Gross Internal Area
1521 sq ft - 141.35 sq m



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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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