

8 Springfield Close, Leyburn



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Offers in The Region of £509,950

An individually designed detached family home with four double bedrooms in a quiet cul-de-sac. The property sits on a generous plot with a well-stocked garden of mature trees and shrubs. To the first floor is an entrance vestibule, a cloakroom, wc, lounge, study, kitchen/diner with utility and conservatory overlooking the southwest garden. The second floor has four double bedrooms, the master with ensuite, and a family bathroom. Externally to the rear is a patio and large lawn with mature shrubbery including fruit trees and bushes. To the front front/side of the property is a double garage and driveway parking.

An early inspection is strongly recommended to appreciate the quality of the property on offer!



First Floor

Entrance Hallway:

Entering via a upvc glazed door, providing access into the property and into the WC and cloakroom, with radiator.

Cloakroom:

A useful space for coats and shoes, with tiled floor and window to the side of the property.

WC

With radiator, wc and sink unit with built in storage under. There is also a cupboard housing the gas combi boiler.

Lounge:

Large living room with beamed ceilings. The focal point of the room and multifuel stove set within the chimney breast surrounded by a stone fireplace and hearth. With window to the front of the property and French doors leading out into the rear garden, two radiators and tv points.

Study

With window overlooking the garden and access to understairs cupboard providing excellent storage. Having a telephone point and radiator.

Kitchen/Diner

With tiled flooring and fitted with a range of floor and wall cabinets with spaces for dishwasher and undercounter fridge and a gas cooker installed with door to utility room.

Dining area with radiator and doors leading into conservatory.



Utility Room

With tiled flooring, a radiator and walled cabinets, with space for undercounter freezer, condensing tumble drier and washing machine. There is a radiator and a door to the side of the property.

Conservatory

Leading onto the rear garden, a light, bright space, with tv point and radiator.

Bedroom 1:

A double bedroom, with a fitted wardrobe, a radiator and a window overlooking the rear of the property, with tv point.

Ensuite, with tiled floor, shower cubicle with Mira mains fed thermostatic shower, wc, sink unit with storage and wall cabinet. With heated towel rail.

Bathroom:

Comprising a bath with main fed thermostatic shower, a wc, sink unit with a mixer tap and storage cupboard, with a light up mirror, heated towel rail and a window overlooking the front of the property.

Bedroom 2:

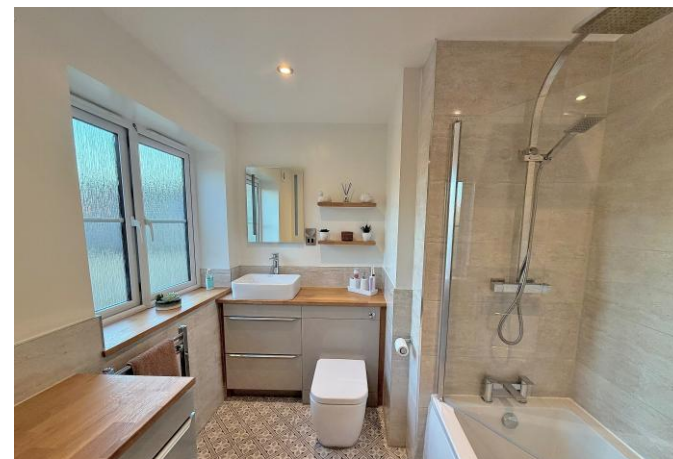
A double bedroom with a window overlooking the rear of the property, a radiator and tv point.

Bedroom 3:

A double bedroom with a radiator and a window overlooking the front of property.

Bedroom 4:

A double bedroom with a radiator, tv point and a window overlooking the front of the property.





External:

To the front, the property sits behind a small garden area behind a stone wall, with stone flags leading to the property.

With the benefit of driveway parking and a double garage with light and power.

Access can be gained to the rear garden from either side of the property, with a water tap in the garden. The rear garden, enjoys sun throughout the day due to its South Westerly aspect. The garden is private and enclosed and planted with a range of flower beds, shrubs and trees, including fruit trees.

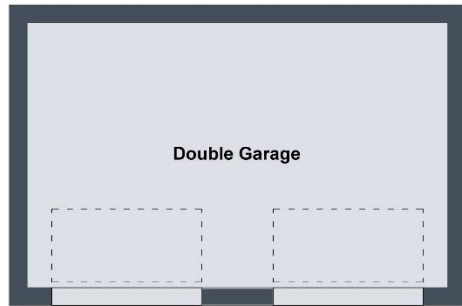
There is a wooden shed for storage in the garden.

Additional Information:

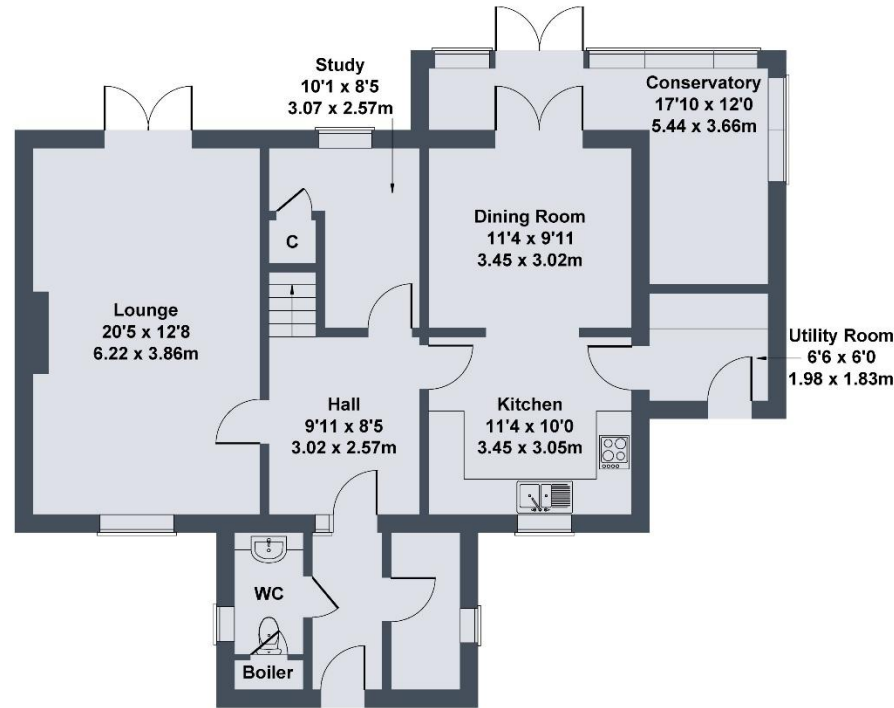
The Postcode is DL8 5LQ, the Council Tax Band is F.



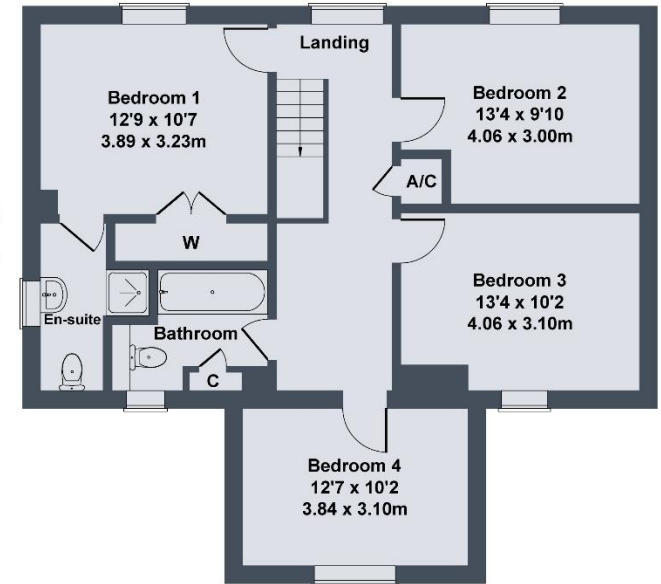
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GARAGE



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.

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