



20 Wensleydale Avenue, Leyburn, DL8 5SD
£800



KITCHEN 3.667 x 2.701 (12'0" x 8'10")
UPVC side door with glass insert leading into kitchen.

Modernised kitchen with contemporary sink unit with stainless steel insert, high gloss black glass edging with feature swan neck mixer tap. A range of base, drawer and wall units with contrasting worktop surfaces, four ring ceramic hob with below oven and above extractor hood. Plumbing for automatic washer and void for fridge/freezer, tiling to part walls, single radiator. UPVC window to rear. Arch through to inner lobby and door to bedroom 1,

INNER LOBBY
With doors to lounge, shower room and bedroom 2. Built in cupboard housing the IDEAL combination boiler.

LOUNGE 3.032 into alcove x 4.753 (9'11" into alcove x 15'7")
UPVC Box window to front, central heating radiator, feature fireplace surround with marble style hearth incorporating a electric fire, TV, telephone and sky points, Dado rail, wall lights, ceiling coving.

BEDROOM 1 3.026 x 3.655 (9'11" x 11'11")
UPVC window to rear, central heating radiator, ceiling coving and TV point.

BEDROOM 2 2.446 x 2.711 (8'0" x 8'10")
UPVC window to front, central heating radiator, TV point and ceiling coving.

SHOWER ROOM/W.C
Walk in shower with electric shower, shower boarding, hand basin with feature mixer tap and below vanity cupboard, low level w.c, heated chrome towel rail, laminate flooring, UPVC window to side.

EXTERNALLY
Driveway for parking of a couple of cars.

To the front is an established flower and shrub bed with paved areas, wrought iron gates to the side, outside water tap, paved area for easy maintenance and a raised flower and shrub borders.

SUNROOM 3.220 x 1.915 (10'6" x 6'3")
Accessed from the garage and also the rear garden. Tiled floor with a TV point, power and lights.

GARAGE 5.159 x 2.484 (16'11" x 8'1")
Wooden folding doors to front, power and light, eaves storage.

