



FLAT 6A MANOR COURT

LEYBURN, NORTH YORKSHIRE, DL8 5DD

A two bedroomed stone built maisonette within walking distance of the centre of Leyburn market square. The property is in good order and provides low maintenance accommodation briefly comprising; living/dining room, kitchen, second bedroom, which could be used as a dining room if required, guest WC, inner hall with staircase to the second floor with master bedroom and house bathroom. Allocated parking space.

- Close to Leyburn market square
- Two bedroomed maisonette
- Fitted kitchen with appliances
- Allocated parking
- EPC Rating of D68



Guide price £147,950

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

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SITUATION AND AMENITIES

The thriving market town of Leyburn is located in the heart of Wensleydale, on the edge of the Yorkshire Dales National Park. It boasts a weekly local market, monthly farmer's market and a twice weekly livestock auction mart. There are several hotels, restaurants, public houses and many small speciality shops. There is also a medical centre, pharmacy, two dentists (one NHS and one private clinic), a library and to the rear of Manor Court is a lawn bowling club which is home to Leyburn Bowling Club. Buses from connect regularly from Leyburn to Northallerton, Richmond, Hawes and Ripon.

ENTRANCE HALL

A shared entrance hall with staircase to the first floor.

LIVING/DINING ROOM 15'8" x 11'11" (4.78m x 3.63m)

This is a spacious room with a four panel window, feature fireplace, feature beamed ceiling, night storage heater, understairs storage cupboard. From here there is access to the inner hall, kitchen and second bedroom with wc off.



KITCHEN 9'10" x 6'9" (3.00m x 2.06m)

The kitchen comprises; wall and floor mounted units, integrated electric oven with hob and extractor hood

above, plumbing and space for a dishwasher and washing machine, a window to the rear, tiled splash backs to the work surfaces, a one and half bowl sink and feature beamed ceiling.



BEDROOM TWO 11'10 x 8'10" (3.61m x 2.69m)

Bedroom Two has a window to the side, feature beamed ceiling and an electric storage heater. From here there is access to a separate WC.



SEPARATE WC

Comprising low level WC and wash hand basin.

INNER HALL

With staircase to the second floor, cloaks hooks and two useful storage cupboards off.

SECOND FLOOR LANDING

From here there is access to the main bedroom and the house bathroom.

BEDROOM ONE 14'0" x 10'7" (4.27m x 3.23m)

The master bedroom has quirky double aspect windows, two are triangular and the third is a port hole window. Vaulted ceiling.



TENURE

The property is understood to be offered Leasehold by way of a 999 year lease (dating from 3rd January 1992). A ground rent is payable annually of £40, as is a service charge of £75 per month.

LOCAL AUTHORITY AND COUNCIL TAX

The local authority is Richmondshire District Council tel: 01748 829100. For council tax purposes, the property is banded D.

VIEWINGS

Viewings are strictly by appointment only via GSC Grays 01969 600120.

PARTICULARS

The particulars were written and the photographs taken in June 2018.



BATHROOM/WC

The bathroom suite comprises; bath with shower over, pedestal wash basin and WC. Extractor fan, an opaque window to the side and a airing cupboard housing the hot water tank.



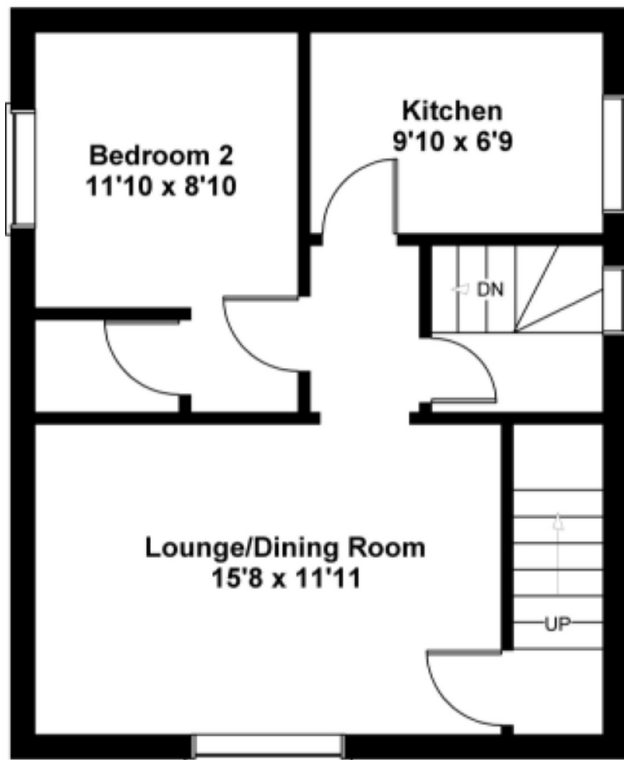
SERVICES

The property benefits from electric central heating and mains water (both of which are metered).

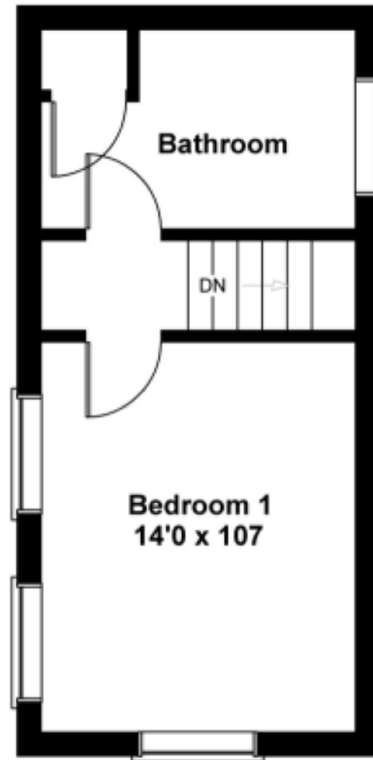


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FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		35	48
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		17	24
		EU Directive 2002/91/EC	

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