



Pennine View

Harmby, Leyburn, North Yorkshire, DL8 5PD



Robin Jessop

A Three Bedroom Terraced Cottage in Need of Some Modernisation

- South Facing
- Village Centre Location
- Three Bedroom Terraced Cottage
- Views of Mid-Wensleydale and Penhill
- Gardens and Storage
- Deceptively Spacious Accommodation
- Guide Price £195,000

SITUATION

Leyburn 1 mile. Richmond 10 miles. Bedale 10 miles. Hawes 18 miles. Northallerton 18 miles. Harrogate 30 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

Pennine View is attractively situated in the village of Harmby just outside the rural market town of Leyburn. The property is well placed and within reasonable commuting distance of local market towns together with easy access of the A1.

DESCRIPTION

Pennine View is a well-positioned traditional stone cottage in need of some modernisation. The accommodation is well proportioned and offers stunning views across Wensleydale and Penhill. The property would make an excellent first-time buyer or second home.

The property has deceptively spacious accommodation and is complemented by a small south facing patio area to the front and rear.

ACCOMMODATION

The property is entered via a small entrance hall which leads onto the downstairs accommodation. The living room has an open fire and room for a dining table situated adjacent to the window overlooking the lovely views. There is a useful large cupboard in the corner of the room which makes excellent addition for extra storage. The kitchen has fitted



units with a range of cooking appliances and a back door leading the rear of the property.

There is a large family bathroom off the kitchen equipped with a WC, basic and bath with shower over.

The first-floor compromises of three bedrooms. The master being the largest with a double bed and feature fireplace with south facing views. The room is also equipped with a sink and shower. The second and third bedroom are single rooms overlooking the rear of the property.

Outside the front of the property is a south facing flagged patio and gravel area overlooking the countryside across the Middleham. The rear of the property has a flagged patio area with a garden shed and well screened oil tank.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique



sequence of words below you will be able to pinpoint this property.

///cabbage.uniform.widely

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

TENURE

Freehold with vacant possession.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

COUNCIL TAX

Band B.

SERVICES

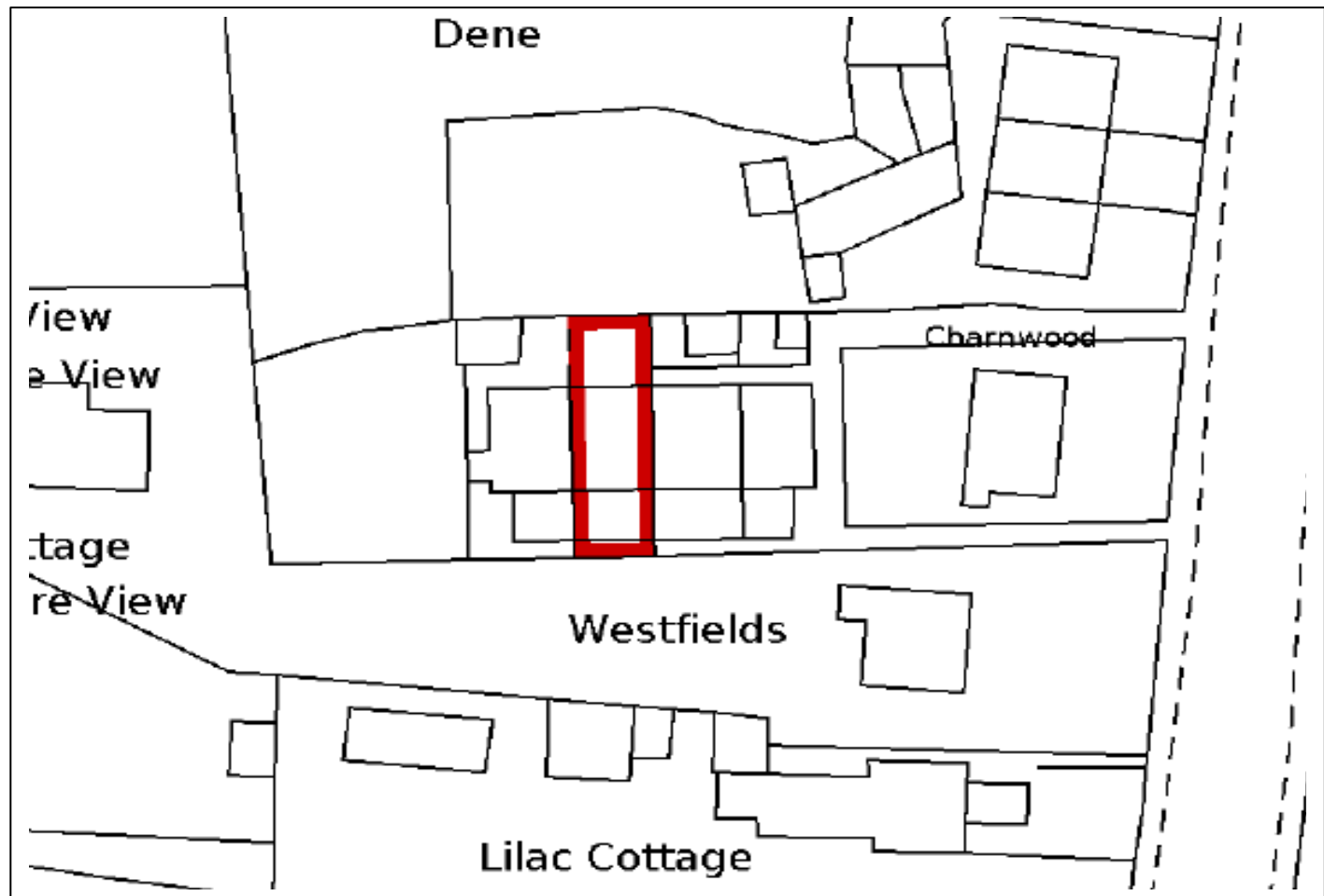
Mains electricity, mains water and mains drainage. Oil fired central heating.

BROADBAND

Broadband connection available.

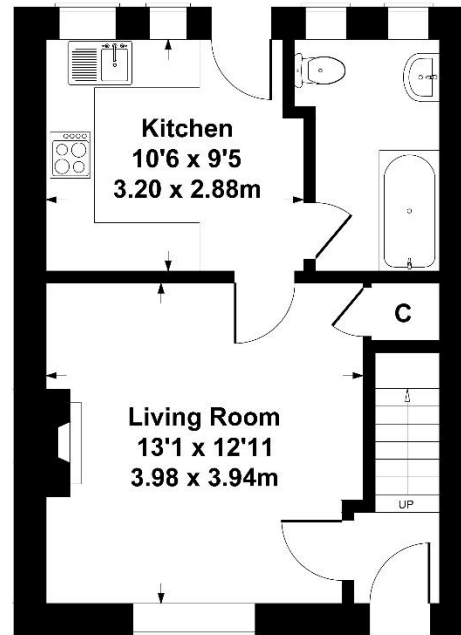
LOCAL AUTHORITY

North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100

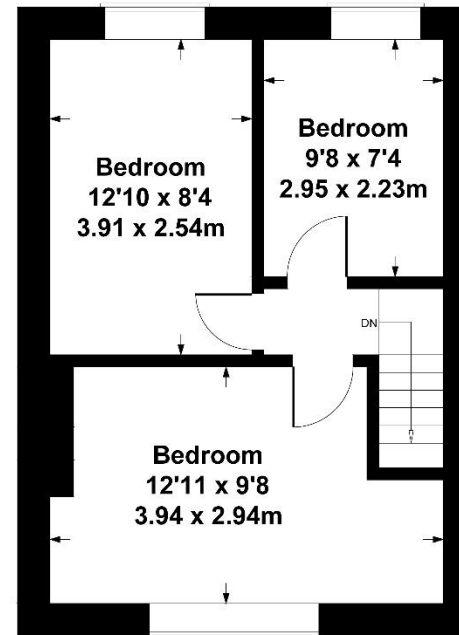


Pennine View, Harmby

Approximate gross internal area
69 sq m - 743 sq ft



GROUND FLOOR



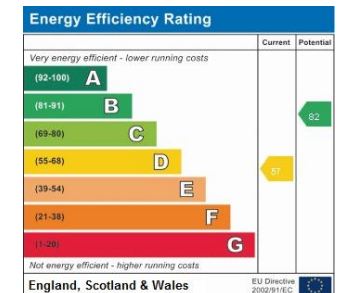
FIRST FLOOR

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

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