



6 Cliff Drive

Leyburn, North Yorkshire, DL8 5EX



Robin Jessop

A SPACIOUS DETACHED BUNGALOW IN AN ACCESSIBLE LOCATION ON THE EDGE OF LEYBURN

- Spacious Detached Bungalow
- Updating & Modernisation Required
- 2 Large Bedrooms
- Three Reception Rooms
- Large Driveway with Ample Parking
- Single Garage
- Accessible Town Location
- Guide Price: Offers In Excess of £300,000

SITUATION

Leyburn Market Place 10-minute walk. Richmond 9 miles. Bedale 11 miles. Hawes 17 miles. Northallerton 19 miles. Teesside 40 miles. Harrogate 43 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

Leyburn is a thriving Market Town on the fringe of the Yorkshire Dales National Park. The town offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist surgery as well as both primary and secondary schools. The bustling town also benefits from a weekly market, various clubs and a regular bus service to Richmond, Bedale and Northallerton.

DESCRIPTION

6 Cliff Drive comprises an attractive detached bungalow of traditional construction in an accessible location within Leyburn. The property is in good order having been well maintained yet would benefit from some general updating and modernisation throughout. The accommodation is spacious and light and would make an excellent family or active retirement home.

The property is entered via a good-sized porch which leads into a substantial hallway with two useful storage cupboards. A loft hatch with drop down ladder, gives access to a fully boarded attic. There is a large lounge, a kitchen with a range of fitted units together with integrated single oven, microwave, fridge, hob and freestanding washing machine. Just off the kitchen is a good-sized dining room which leads into a conservatory overlooking the garden.

The property has two good sized double bedrooms which share



the house bathroom which is fully tiled and fitted with a WC, hand basin and shower cubicle with electric shower.

Externally the property is complemented by a large drive which provides parking for a number of vehicles together with a single garage with an electric operated door, which provides excellent storage or additional parking. The garden is a good size and has a lawn, patio, a range of flower borders and a small orchard to the side with plum and apple trees.

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. [///wires.ignites.cabbages](https://wires.ignites.cabbages)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity, water and drainage. Gas central heating (mains) Broadband connection available.

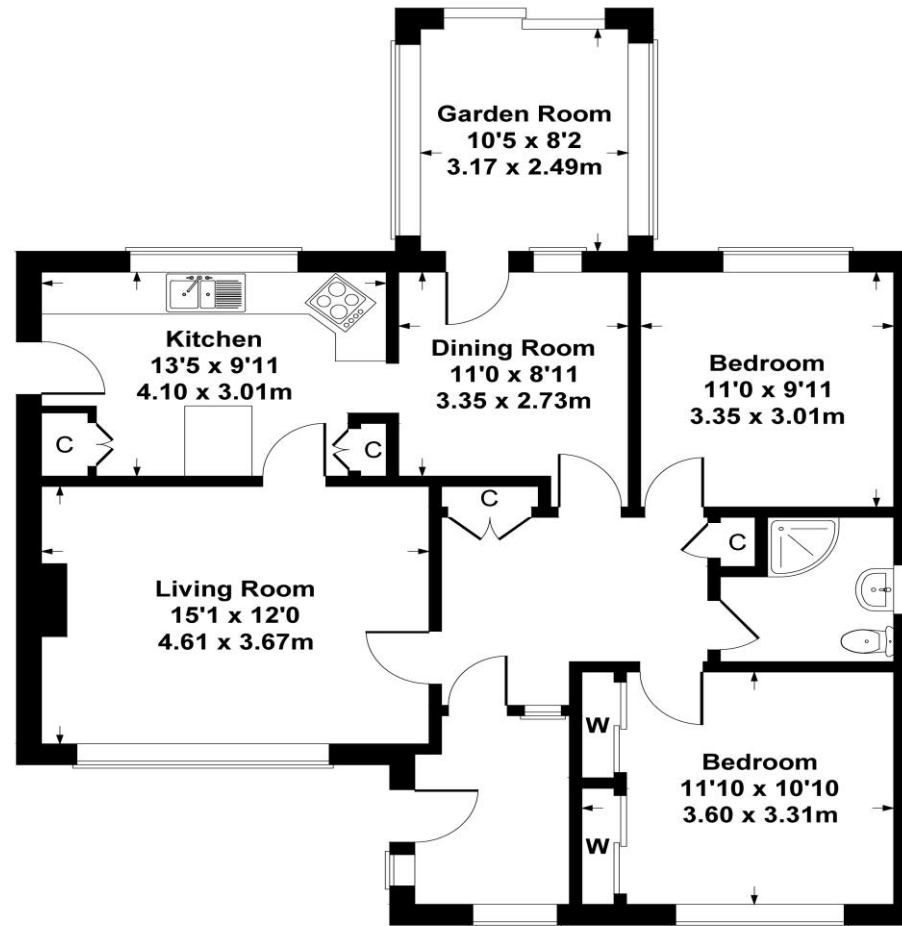
LOCAL AUTHORITY

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



6 Cliff Drive, Leyburn, DL8 5EX

Approximate gross internal area
90 sq m - 969 sq ft



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.