



Willow Garth

Richmond Road, Leyburn, North Yorkshire, DL8 5DL



Robin Jessop

AN IMMACULATE DETACHED PERIOD PROPERTY, CENTRALLY LOCATED IN A POPULAR MARKET TOWN

- Immaculate Detached House
- Period Features Throughout
- Two Reception Rooms
- Three Double Bedrooms
- Town Centre Location
- Gardens & Off Road Parking
- Currently a Successful Holiday Let
- Guide Price: £425,000

SITUATION

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 which offers a range of independent shops, a renowned deli, cafes, public houses, doctor and dentist surgeries as well as both primary and secondary schools.

The property stands well on the edge of Grove Square just a short walk from Leyburn Market Place. The accessible town location is also within reasonable distance of the Yorkshire Dales National Park and makes commuting to larger centres of Northallerton, Teesside and York within reasonable distance.



DESCRIPTION

Willow Garth is a very well-presented detached period property located in the centre of Leyburn, a popular and thriving market town. The property retains many character and period features throughout and has been occupied as a successful holiday let. It stands very well and enjoys a nice outlook across the market town.

Willow Garth is entered into via a useful porch which leads into the welcoming reception hall with a turned staircase leading up to the first floor. The ground floor is spacious and light and features high ceilings. There is a dining room with a multi fuel stove, original wooden flooring and a bay window to the front with plantation shutters. There is also a living room with a multi fuel stove set within a carved wooden surround, a recessed cupboard, picture rails together with original wooden flooring and a bay window to the front with plantation shutters. The kitchen is well equipped with an electric oven and hob, dishwasher, washing machine and space for a fridge freezer. The quality wooden units are complemented by granite worktops and a ceramic sink.

To the first floor there are three, well-proportioned double bedrooms, and a house bathroom with freestanding bath and shower over. The main bedroom features original wooden flooring throughout and benefits from an ensuite with WC, basin and shower cubicle.

Externally, the property is complemented by a pretty garden to the front with path leading up to the front door. There is lawn and flower borders enclosed by walled boundaries. To the rear there is a low maintenance courtyard garden with patio and two storage sheds. There is ample space for seating and a barbeque area. Usefully, there is also off road parking for 1 large vehicle to the front.

Overall Willow Garth make a wonderful holiday let and will also appeal for full time living.

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.

BOUNDARIES

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

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. [///asset.drawn.hammer](#)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

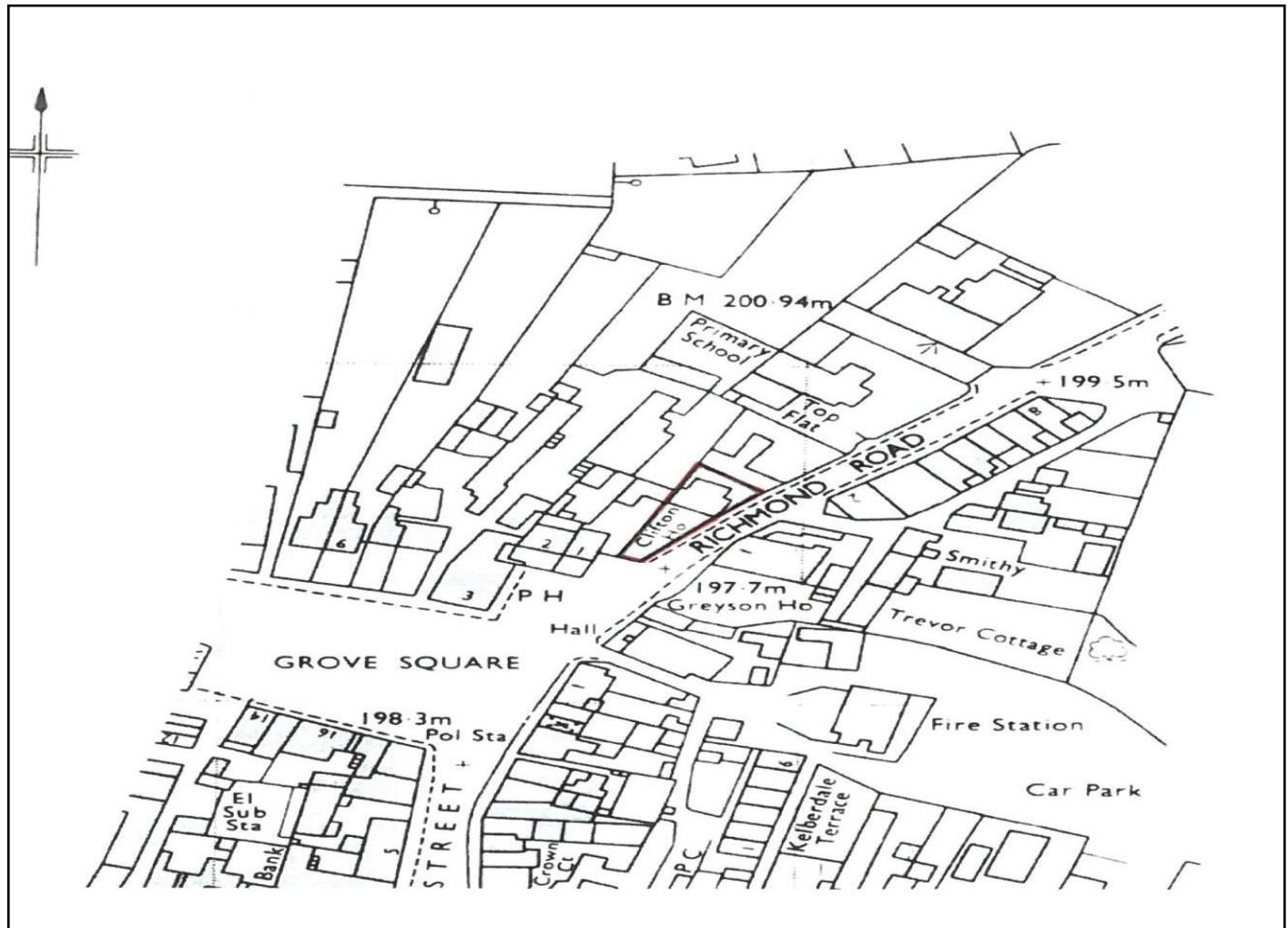
Band D.

SERVICES

Mains electricity. Mains water. Mains drainage. Mains gas central heating. Broadband connection available.

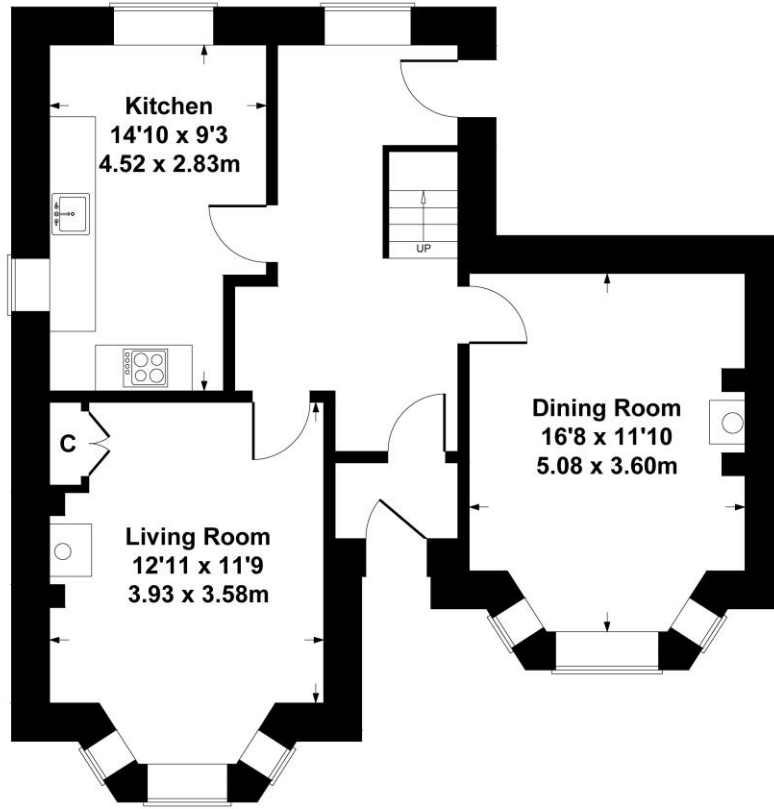
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

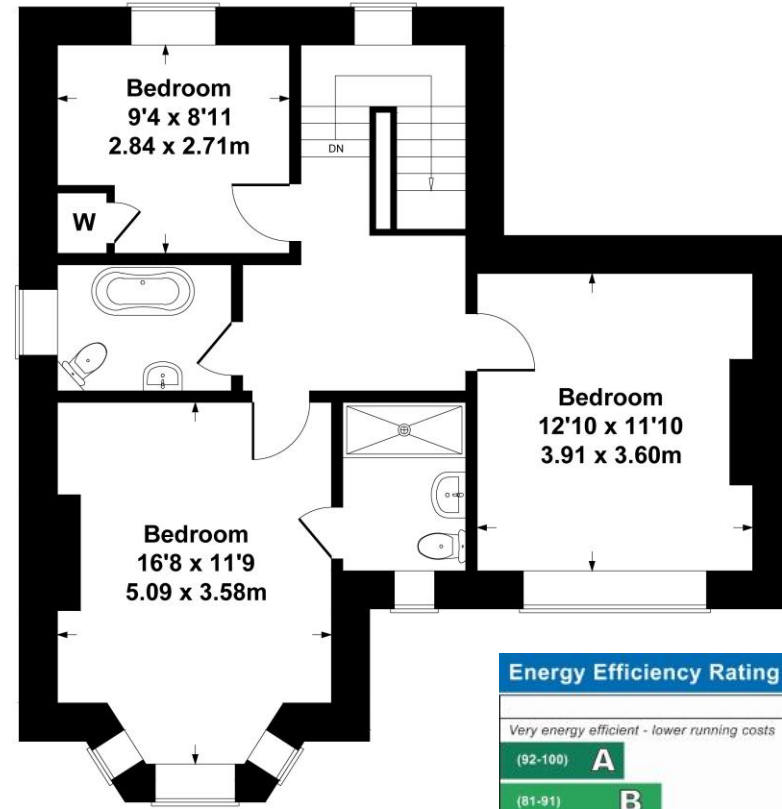


Willow Garth, Leyburn

Approximate gross internal area 119 sq m - 1281 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Robin Jessop Ltd
 info@robinjessop.co.uk
 01969 622800
 01677 425950
 www.robinjessop.co.uk

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.

