



21A Brentwood

Leyburn, North Yorkshire, DL8 5EP



Robin Jessop

A NEWLY CONSTRUCTED DETACHED HOUSE IN A CENTRAL TOWN LOCATION

- Newly Constructed Detached House
- Three bedrooms
- Gardens with Raised Patio
- Off Road Parking
- Central Town Location
- Guide Price: Offers In Excess of £295,000

SITUATION

Leyburn Town centre is a 2-minute walk. Richmond 9 miles. Bedale 11 miles. Northallerton 19 miles. Northallerton and Darlington train stations with main line access are both a 30-minute drive. Leeds Bradford & Newcastle Airports are an hours' drive (all distances are approximate).

DESCRIPTION

21A Brentwood comprises a newly constructed detached house situated within walking distance of Leyburn High Street and Market Place. The property has been constructed to a high standard and benefits from having a 10-year guarantee, being fully double glazed and having air source heating.

The property is entered into via a useful lobby which leads through into the living room. There is a well-equipped kitchen diner with French doors leading out to a rear patio which enjoys rooftop views towards East Witton. The kitchen features a range of modern fitted units complemented by integrated oven with electric hob, dishwasher and fridge freezer. Usefully, there is also a separate utility room with plumbing for a washing machine and a cloakroom which complete the ground floor.



To the first floor there are three bedrooms, including the principal bedroom which has a Juliette balcony and an ensuite shower room. There is also a house bathroom with WC, basin with vanity unit, shower cubicle and a bath.

Externally the property is complemented by a garden laid to lawn to the side with a patio at the rear. There is ample parking on the drive at the front of the property for two cars.

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.

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band TBC.

SERVICES

Mains electric. Mains water. Mains drainage. Air source heating. Broadband connection available.

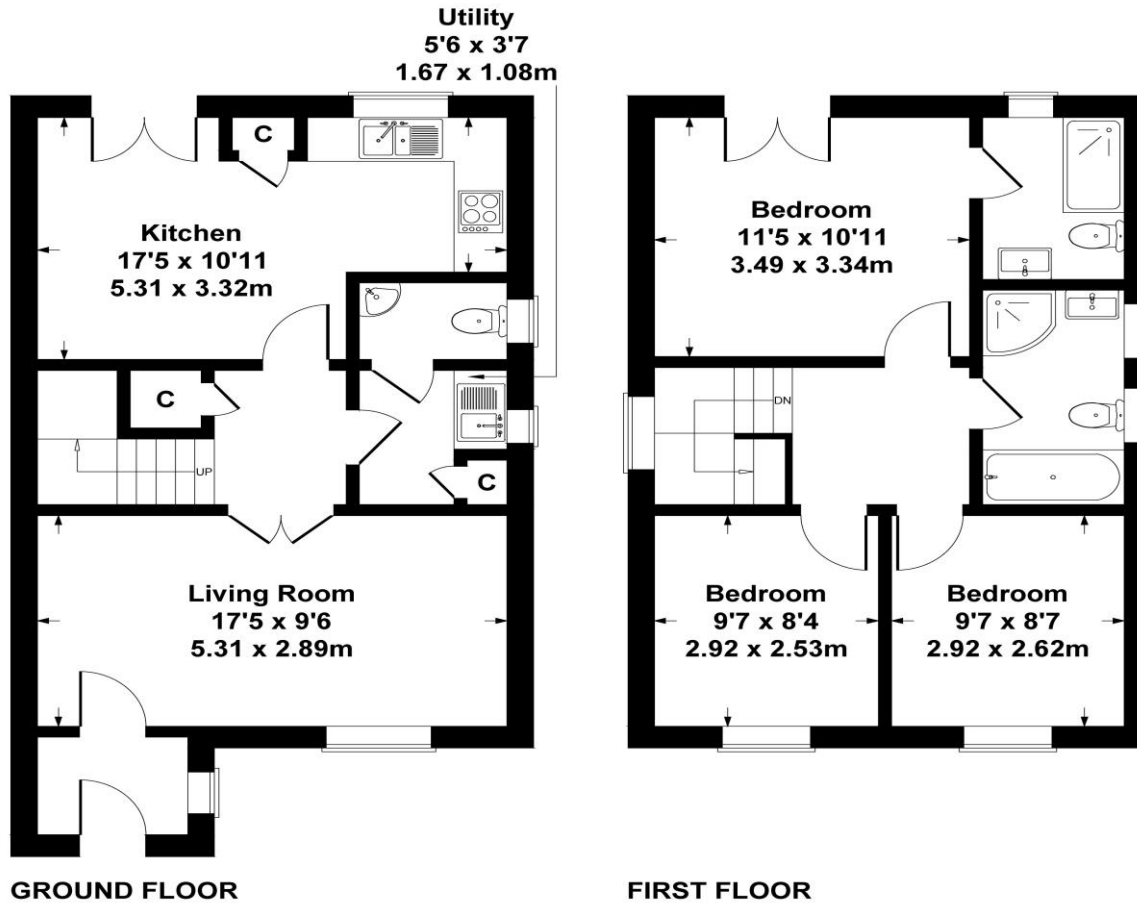
LOCAL AUTHORITY

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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. 2024

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

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