



15 St Matthews Close
Leyburn, North Yorkshire, DL8 5HB


Robin Jessop

A TRADITIONAL SEMI-DETACHED BUNGALOW WITHIN SHORT WALKING DISTANCE OF LEYBURN MARKET PLACE

- Semi-Detached Bungalow
- Two Double Bedrooms
- Living Room & Sun Room
- Recently Updated Boiler & Heating System
- Front & Rear Garden
- Timber Garage/Workshop & Covered Parking
- Short Walking Distance of Leyburn Market Place
- Guide Price: £225,000

SITUATION

Leyburn Market Place 0.5 miles. Richmond 9 miles, Bedale 11 Miles, A1(M) Interchange at Leeming 13 miles, Northallerton 19 miles, Harrogate 32 miles (All distances are approximate)

15 St Matthews Close is nicely positioned on a quiet and secluded cul-de-sac within the popular market town of Leyburn. It is conveniently placed within walking distance of the shops and facilities the town offers including a weekly market and both the primary and secondary schools. There is a regular bus service and the location is also very accessible for commuting to the larger centres of Richmond, Northallerton, Teesside and Harrogate.

DESCRIPTION

15 St Matthews Close is a semi-detached bungalow of traditional red brick construction under a tiled roof. The property offers well-proportioned accommodation and has the benefit of mains services including gas central heating with the system and boiler updated approx. 1 year ago.

The property is entered into the kitchen diner which has a good range of cream fitted units, an oven and hob, plumbing for a dishwasher and ample space for a dining table. There is a useful inner hall from where the rooms lead off. There is a good sized living room with window to the front and a gas fire set within a stone surround. Steps down lead into a sun room which has access to the gardens at the front.



Completing the accommodation there are two double bedrooms, one of which has fitted wardrobes. The property is finished off by the house shower room with WC, hand basin set in a vanity unit and a shower cubicle.

Externally the property is complemented by front and rear gardens which feature lawn, patio and a mix of flower beds and shrubs together with an apple tree. There is ample parking to the rear on the covered driveway and a large timber garage/workshop.

Overall, 15 St Matthews Close would make an excellent home.

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.

///staples.climbing.fillings

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

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

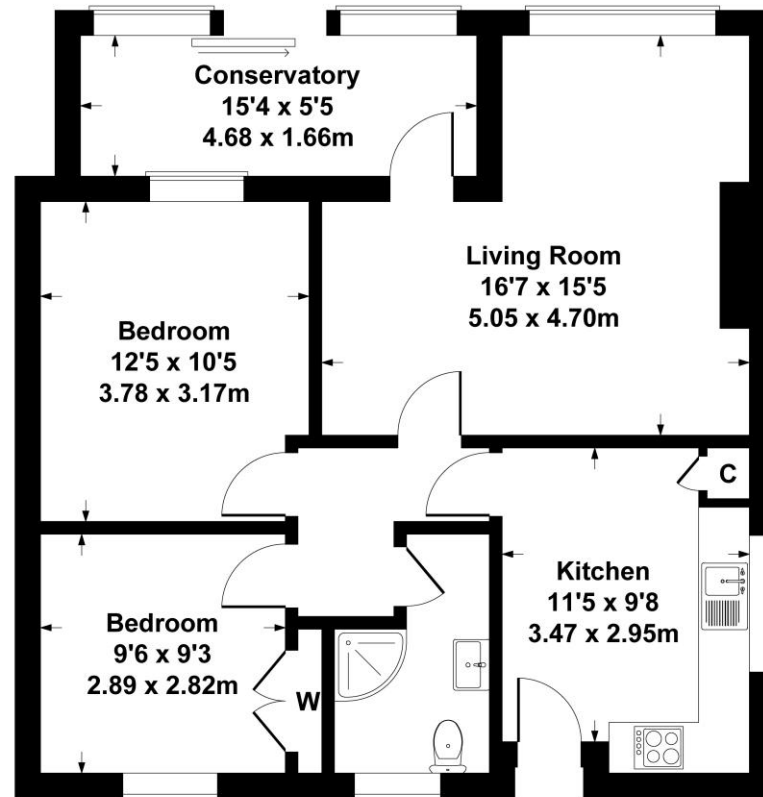
LOCAL AUTHORITY

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



15 St Matthew's Close, Leyburn, DL8 5HB

Approximate gross internal area
71 sq m - 764 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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