



The Greets

Woodhall, Leyburn, North Yorkshire, DL8 3LA



Robin Jessop

A STUNNING SEMI-DETACHED CHARACTER PROPERTY IN A VILLAGE LOCATION WITH DELIGHTFUL GARDENS

- Traditional Stone-Built Semi-Detached Cottage
- Three Double Bedrooms
- Very Well Presented Throughout
- Character Features
- Delightful Front & Rear Gardens
- Double Garage & Workshop
- Allocated Parking
- Stunning Views
- Guide Price: £450,000

SITUATION

Askrigg 2 miles. Hawes 7 miles. Leyburn 10 miles. Richmond 17 miles. Bedale 20 miles. A1(M) interchange at Leeming 22 miles. Both Leeds Bradford and Newcastle Airports are a 90 minute drive.

Woodhall is a traditional rural village in the Yorkshire Dales National Park. The village benefits from a garage and sits between the larger villages of Askrigg and Carperby where there are further facilities. Askrigg is well known for its All Creatures Great and Small connections and has 3 public houses, a village store, active community and a primary school. There is a wider range of amenities in both the nearby market towns of Hawes and Leyburn.

DESCRIPTION

The Greets is a traditional stone built semi-detached house situated in an elevated position in the village of Woodhall. The property is fully double glazed, has oil fired central heating and is very well presented throughout.

The property is entered via a useful lobby which leads through into the spacious living room. The living room overlooks the



gardens and has an impressive inglenook fireplace housing a log burner. There is a fitted kitchen with a wooden floor which has a range of base units, an electric range style cooker, space for a dishwasher and a sink and drainer. The kitchen enjoys a dual aspect allowing lots of natural light and there is ample space for a family dining table. Usefully, there is a cloakroom with WC, basin and is also plumbed for a washing machine which is used as a utility/boot room. There is a small cellar which can also be accessed via this room.

To the first floor there are three double bedrooms, each of which enjoys excellent views. The house bathroom features a WC, basin and shower cubicle and is fully tiled.

Externally, the property is complemented by delightful, gardens which have been beautifully landscaped and will appeal to keen gardeners with various areas for enjoyment. There is a front rockery style garden with established plants, shrubs and trees to the side. The rear garden features a wildflower meadow, lawn area, patio for seating and an impressive feature area of hand built Cairns. The countryside views of lower Wensleydale can be enjoyed from the gardens and from the recently built summerhouse. Usefully, there is a double garage with workshop benefitting from electric and water. This provides additional parking and also has an inspection pit. There is allocated parking for 1 car in front of the garage doors. There is also an attached lean too store which provides useful garden and log storage.

Overall, The Greets would make an excellent full time home or second home in the Yorkshire Dales.

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.

///hired.gadgets.advantage

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

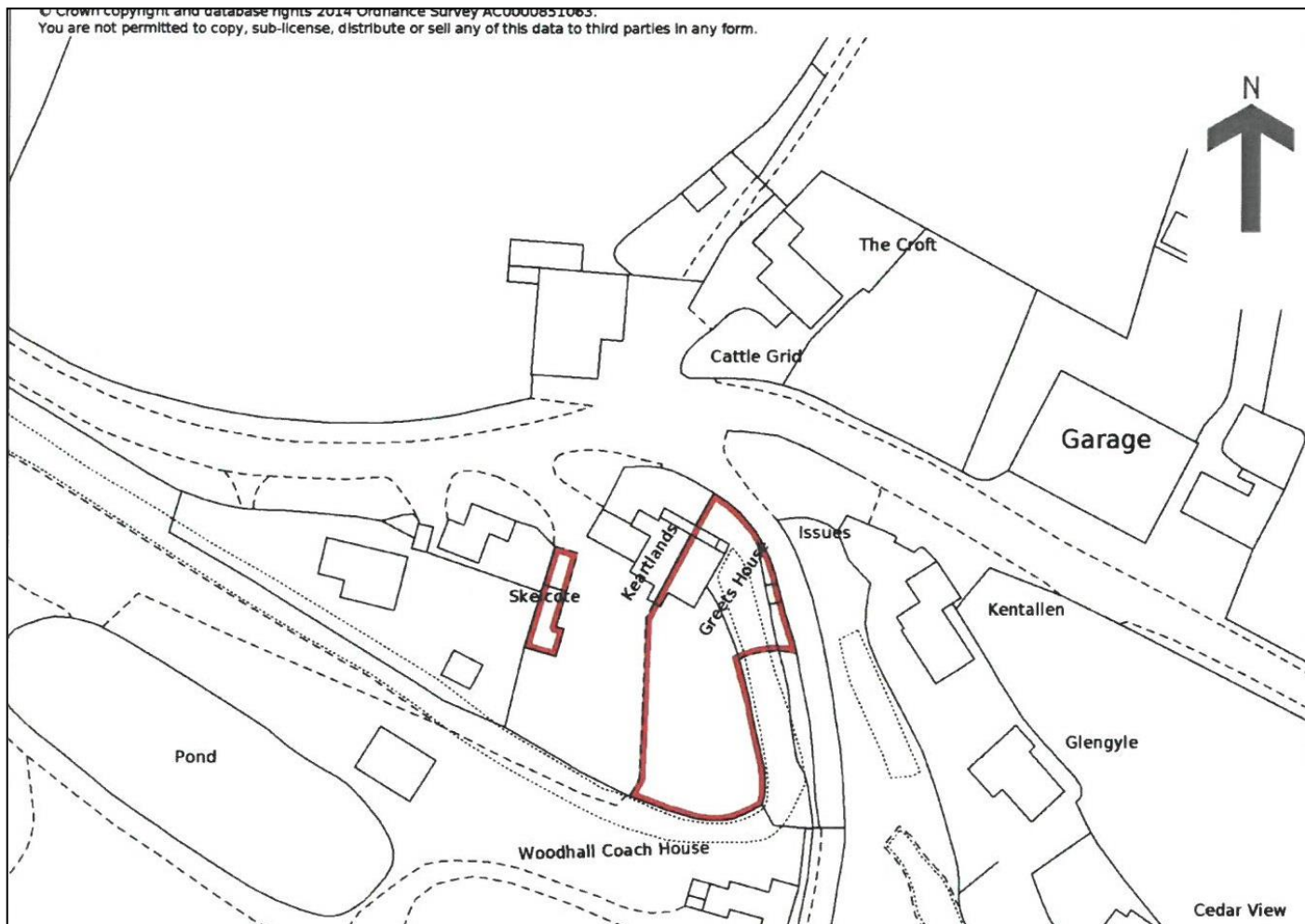
Band D.

SERVICES

Mains electricity. Mains water. Drainage to a shared septic tank. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

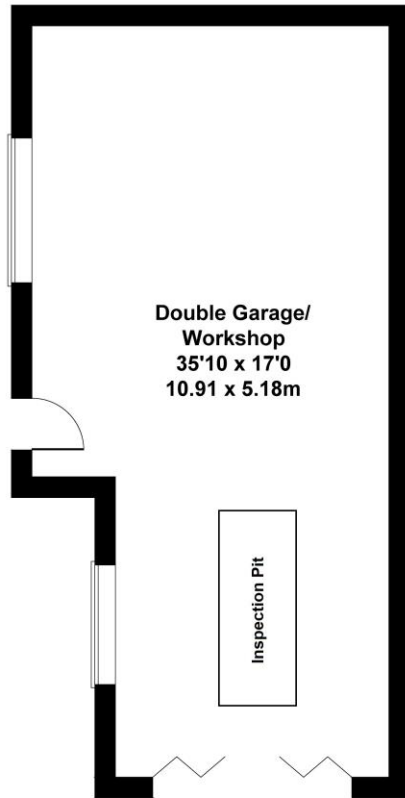
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



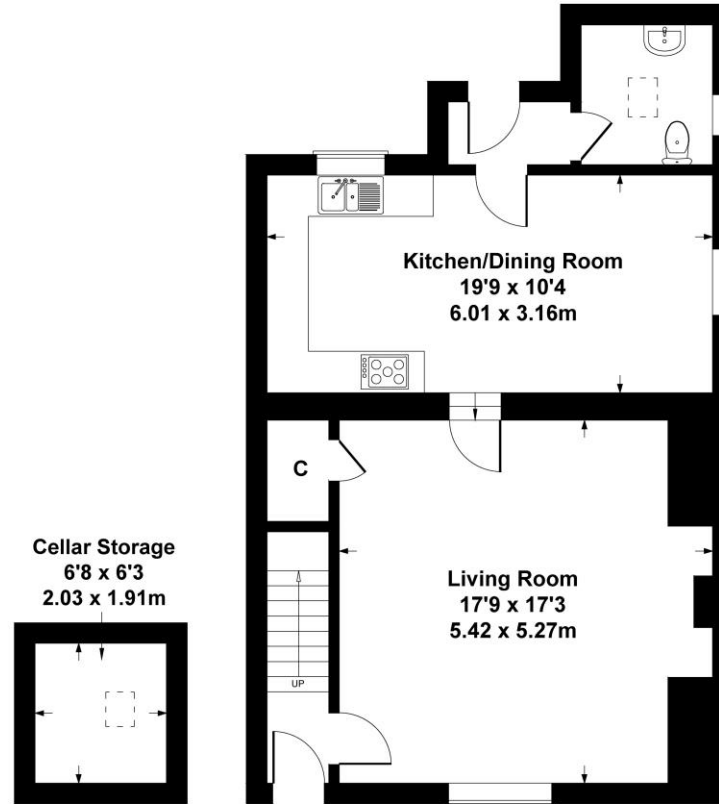
The Greets, Woodall, DL8 3LA

Approximate gross internal area
 House 118 sq m - 1270 sq ft
 Garage 51 sq m - 549 sq ft
 Total 169 sq m - 1819 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		105
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

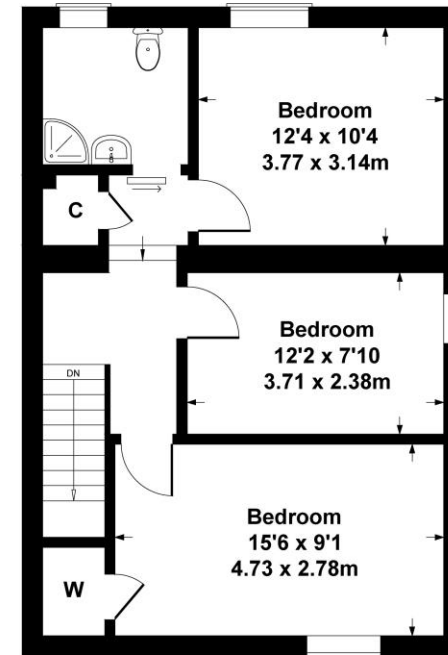


GARAGE



CELLAR

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. 2024

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