



6 Hillfoot

Harmby, Leyburn, North Yorkshire, DL8 5PH



Robin Jessop

A SPACIOUS SEMI-DETACHED HOUSE IN AN ACCESSIBLE VILLAGE LOCATION WITH VIEWS OF MIDDLEHAM CASTLE

- Semi-Detached House
 - Large Living & Dining Room
 - Three Bedrooms
 - Some Updating Required
 - Front & Rear Gardens
 - Detached Conservatory
 - Views of Middleham Castle and Lower Wensleydale
 - Guide Price: £225,000 - £250,000
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SITUATION

Leyburn 1 mile. Richmond 9 miles. Bedale 10 miles. A1 Interchange at Leeming Bar 12 miles. Teesside 40 miles (All distances are approx.)

6 Hillfoot is attractively situated in the village of Harmby just outside the rural market town of Leyburn. Harmby benefits from an active community with regular events at the village hall. The nearby town of Leyburn offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist as well as both primary and secondary schools. There is a weekly market and many clubs and events. The property is well placed and within reasonable commuting distance of local market towns together with Teesside, Tyneside, Harrogate and Leeds.

DESCRIPTION

6 Hillfoot is a well-positioned semi-detached house which offers spacious accommodation. The property is entered into via a useful utility room which is plumbed for a washing machine. This leads through to the galley kitchen which features a good range of wall and base units with an oven, space for a dishwasher and fridge freezer. Completing the ground floor there is a good sized living room with an electric fire and a dining area which has beamed ceilings and windows to the front provide views towards Middleham Castle.



To the first floor there are three bedrooms, two of which are well proportioned double bedrooms with stunning views to the front. There is also a house bathroom with WC, basin and shower cubicle.

Externally the property is complemented by a private rear garden with patio and lawn areas. There is a fully glazed conservatory overlooking the garden and two further storage sheds. Also, to the front of the property is a further small garden with lawn and flower borders together with the driveway providing parking for 2 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.

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.

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.

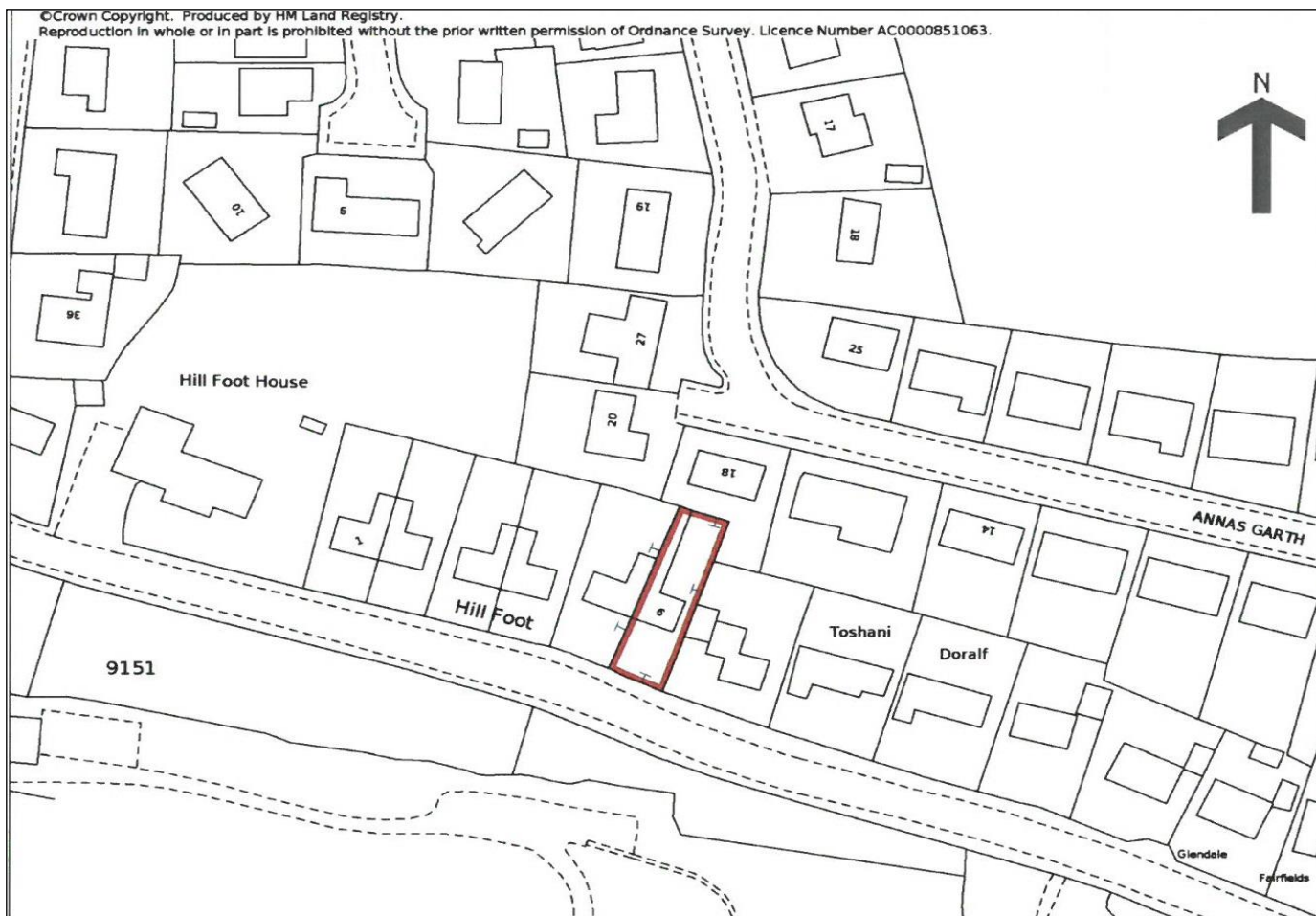


SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

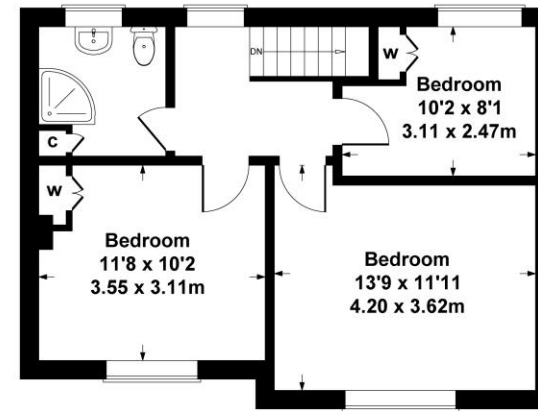
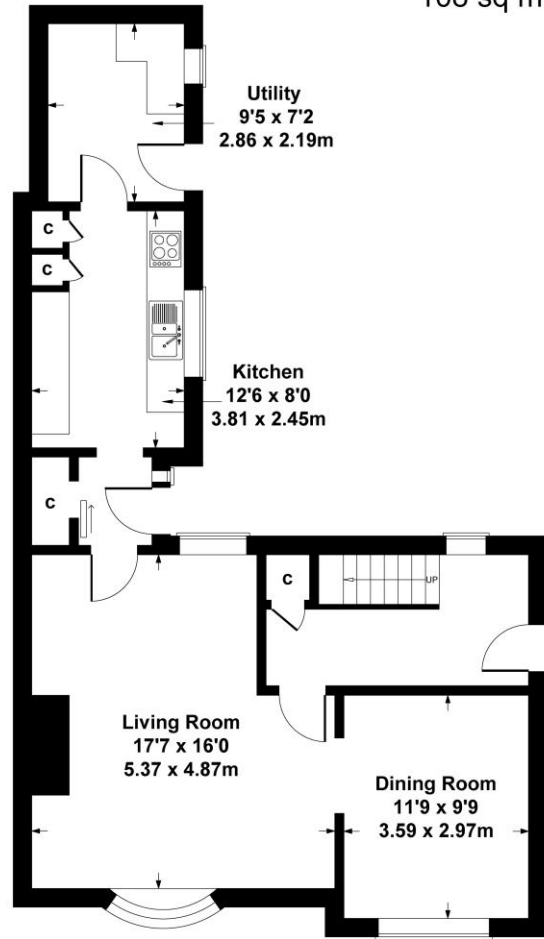
LOCAL AUTHORITY

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



6 Hillfoot, Harmby, DL8 5PH

Approximate gross internal area
108 sq m - 1163 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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