



Green Bank

West Burton, Leyburn, North Yorkshire, DL8 4JX



Robin Jessop

AN ATTRACTIVE DETACHED PERIOD RESIDENCE SITUATED AROUND THE GREEN IN A SOUGHT-AFTER VILLAGE

- Double Fronted Detached House
- Sought After Village Location
- Very Well Presented & Maintained
- Two Reception Rooms
- Four Bedrooms
- Detached Double Garage & Stores
- Rear Garden & Off Road Parking
- Views Across the Village
- Guide Price: **Offers In Excess of £695,000**

SITUATION

Leyburn 8 Miles. Hawes 11 miles. Bedale 18 miles. Northallerton 26 miles. Skipton 27 miles. Leeds Bradford and Newcastle Airports are both approximately a 90-minute drive.

West Burton is a renowned Dales village with Village Store and Butcher's Shop, Public House, Primary School and Village Hall, which runs various clubs and events. The location is very accessible for commuting to the nearby market towns of Leyburn and Hawes as well as the larger towns of Northallerton and Harrogate, from where there are regular direct trains running to London Kings Cross.

DESCRIPTION

Green Bank comprises a traditional, double fronted detached house which stands superbly overlooking the green in the popular village of West Burton.

The property has been well maintained and used as a successful holiday let over the past 12 years ownership. Various improvements have been completed during this time including new upvc windows and doors throughout, a new central heating boiler, oil tank, replacement of both fireplaces and more (a



detailed list can be provided). Many character features have been retained including the Victorian tiled floor, picture rails and fireplaces.

The property is entered into via a useful inner lobby which leads into a welcoming entrance hall and porch with attractive, Victorian tiled floor running throughout. The main hall provides access to each ground floor room with a cloakroom off to the right.

The ground floor comprises a living room with an open fire set within an impressive wooden and tiled surround and a bay window overlooking the green at the front, a second sitting room with an electric fire set within a wooden fireplace, and a kitchen diner. The dual aspect kitchen diner features a good range of fitted wooden units, complemented by appliances including oven with separate grill, undercounter fridge and freezer together with a dishwasher. Usefully, there is an under stair cupboard with stone shelving which provides excellent storage.

To the first floor there are three double bedrooms, one of which benefits from an ensuite shower room, a fourth single bedroom and a house bathroom with shower over the bath. Each room enjoys a lovely outlook across the village green and the hills beyond.

Externally the property is complemented by a private rear garden which is mostly laid to lawn with some mixed flower beds. There is ample space for seating and potted plants. Usefully, there is a detached double garage with two additional stores, which would make an excellent games or hobby room, or could be ancillary accommodation (subject to obtaining the necessary consents). There is ample off road parking to the side with a further seating area in front of the property with wrought iron fencing.

Green Bank would make an excellent family, second home or holiday let in the Yorkshire Dales and viewing is advised.

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.

AGENT NOTE

Due to existing holiday let bookings, completion will not be able to take place before April 2026.

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.

///rainfall.paler.ashes

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

BUSINESS RATES/COUNCIL TAX

Rateable Value £3,950 (1st April 23 – Present)
Previously Band G.

SERVICES

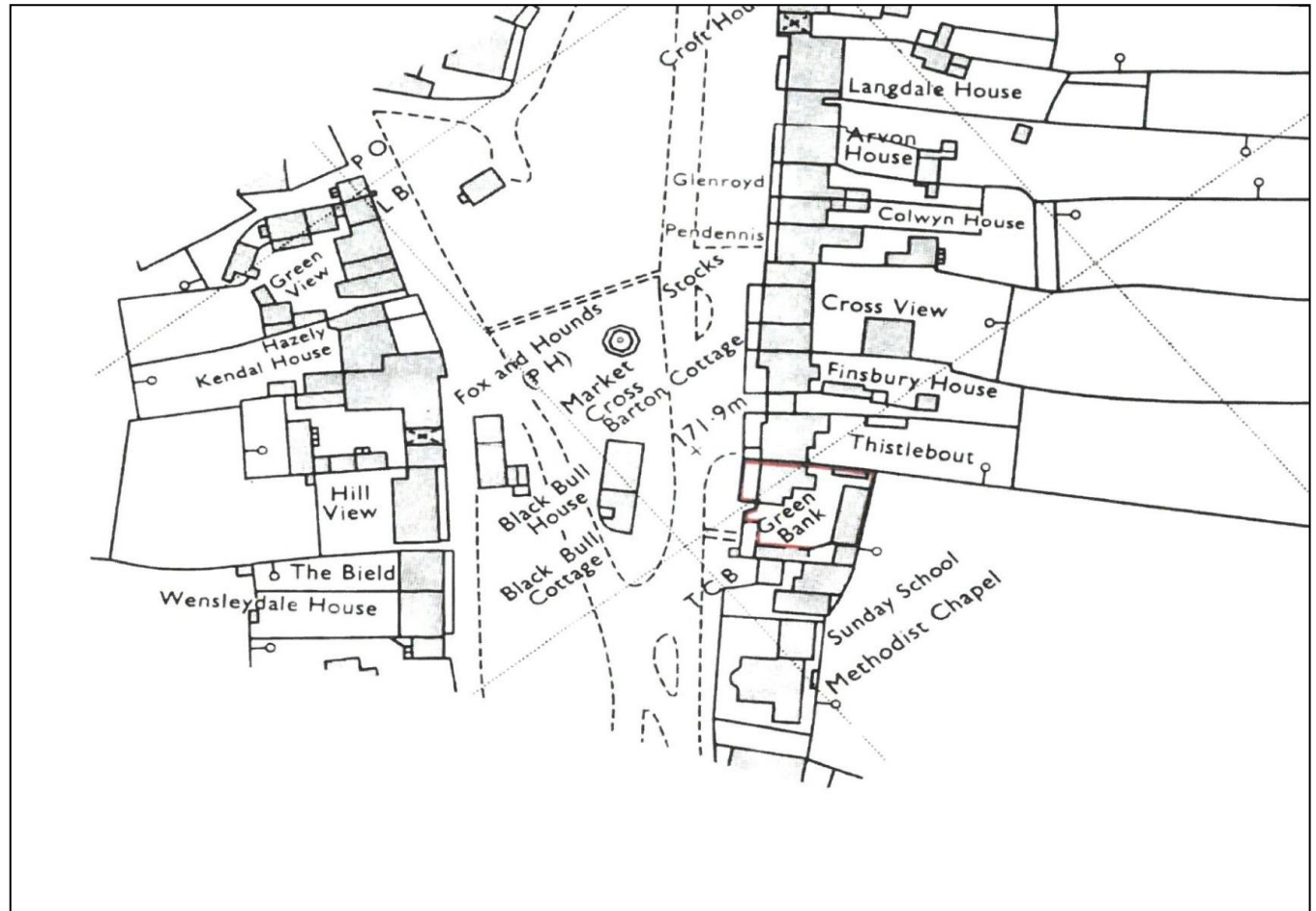
Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

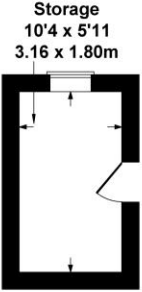
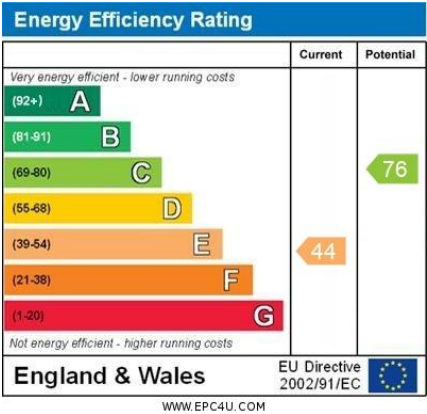
Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. TEL: 01969 652300



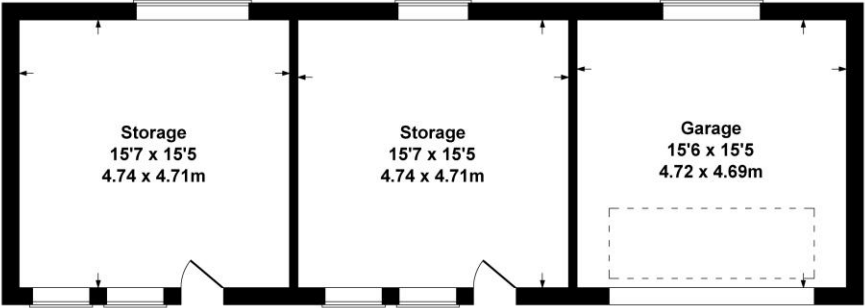
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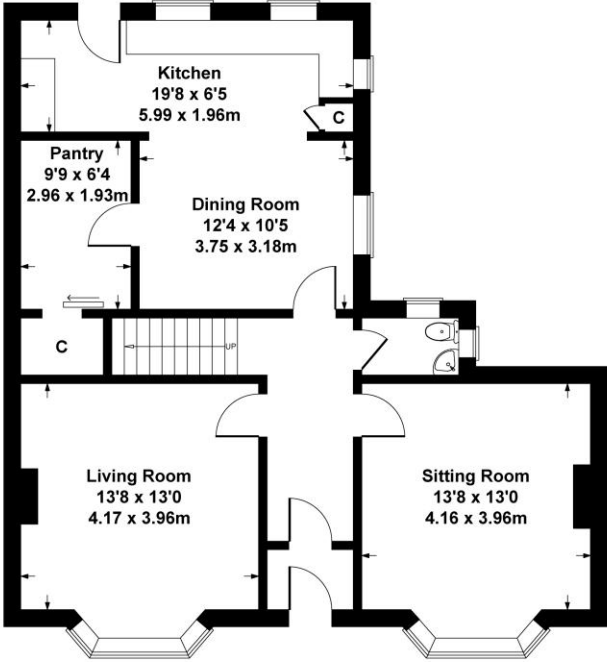
Approximate gross internal area
 House 147 sq m - 1582 sq ft
 Outbuilding 6 sq m - 65 sq ft
 Garage 68 sq m - 732 sq ft
 Total 221 sq m - 2379 sq ft



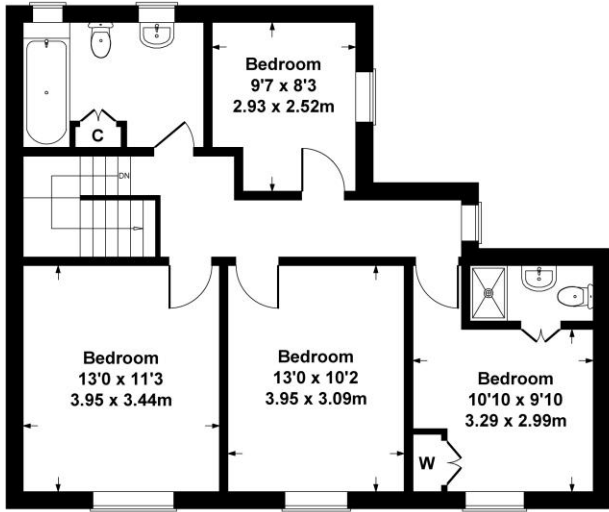
OUTBUILDING



GARAGE



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. 2025

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