



# Shawl End Cottage, 8 Shawl Terrace

Leyburn, North Yorkshire, DL8 5DA



Robin Jessop



# A WELL-APPOINTED END TERRACE STONE BUILT COTTAGE LOCATED A SHORT WALK FROM LEYBURN MARKET PLACE

- Attractive End Terrace Cottage
- Spacious Two Bedroom Accommodation
- Very Well Presented
- Period Features Retained
- Garage Providing Parking for One Vehicle
- Walled Garden with Decking
- Excellent Town Centre Location
- Close to Leyburn Shawl, a Popular Walk & Viewpoint
- Guide Price Range: £275,000 - £300,000

## SITUATION

Leyburn Market Square 1-minute walk. Richmond 9 miles. Bedale 11 miles. Hawes 17 miles. Northallerton 19 miles. Teesside 40 miles. Harrogate 43 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

Shawl End Cottage is located a short walk from Leyburn Market Place on the edge of The Shawl which is a popular walk and view point. Leyburn is a thriving Market Town which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist as well as both primary and secondary schools. The location is on the edge of the Yorkshire Dales National Park.

## DESCRIPTION

Shawl End Cottage is an attractive and stone built end terrace cottage. The property is very well presented and is well appointed throughout with modern fixtures and fittings whilst retaining character features.





The property is entered into a useful lobby with staircase leading to the first floor. The ground floor comprises a living room with a multi fuel burner set within a brick surround, a dining room which can be used as a snug and a stylish fitted kitchen with door out to the garden. The kitchen features a range of modern cream units complemented by wooden worktops and a Belfast sink together with an integrated washing machine, fridge and freezer and a range style cooker.

To the first floor there are two double bedrooms, one with a built in cupboard and enjoying stunning views towards Middleham moor, and a family bathroom with freestanding roll top bath and a walk-in shower cubicle.

Externally the property is complemented by a delightful private garden to the rear which is low maintenance with a decked area for seating, flower borders and ample areas for potted plants. There are stone built outbuildings offering excellent storage. Completing the outside is the attached garage which can be used for parking one vehicle. It also offers scope for a first floor extension to create a third bedroom (subject to planning).

#### 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.

///screeches.include.language

#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

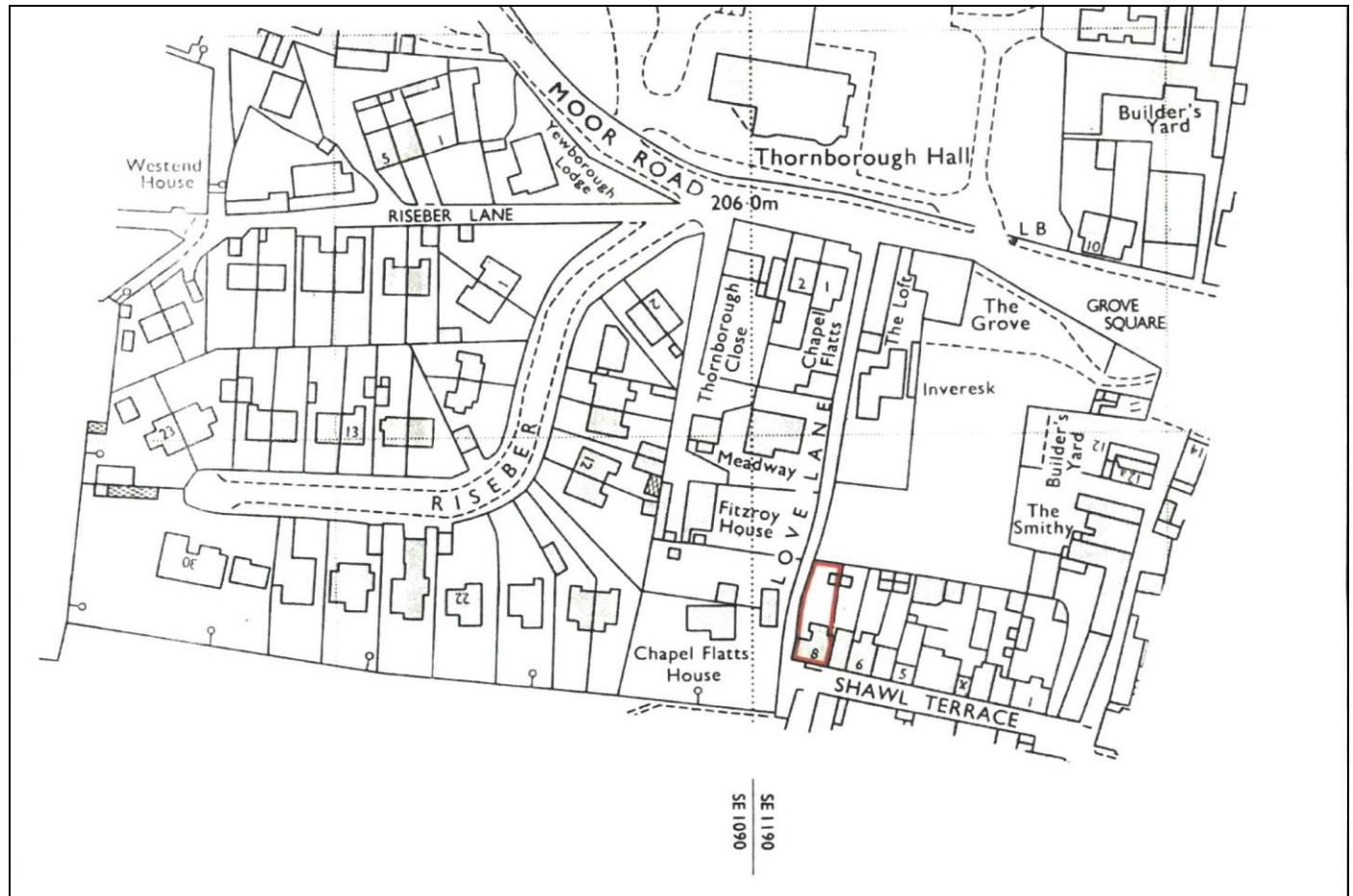
Band C.

#### SERVICES

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

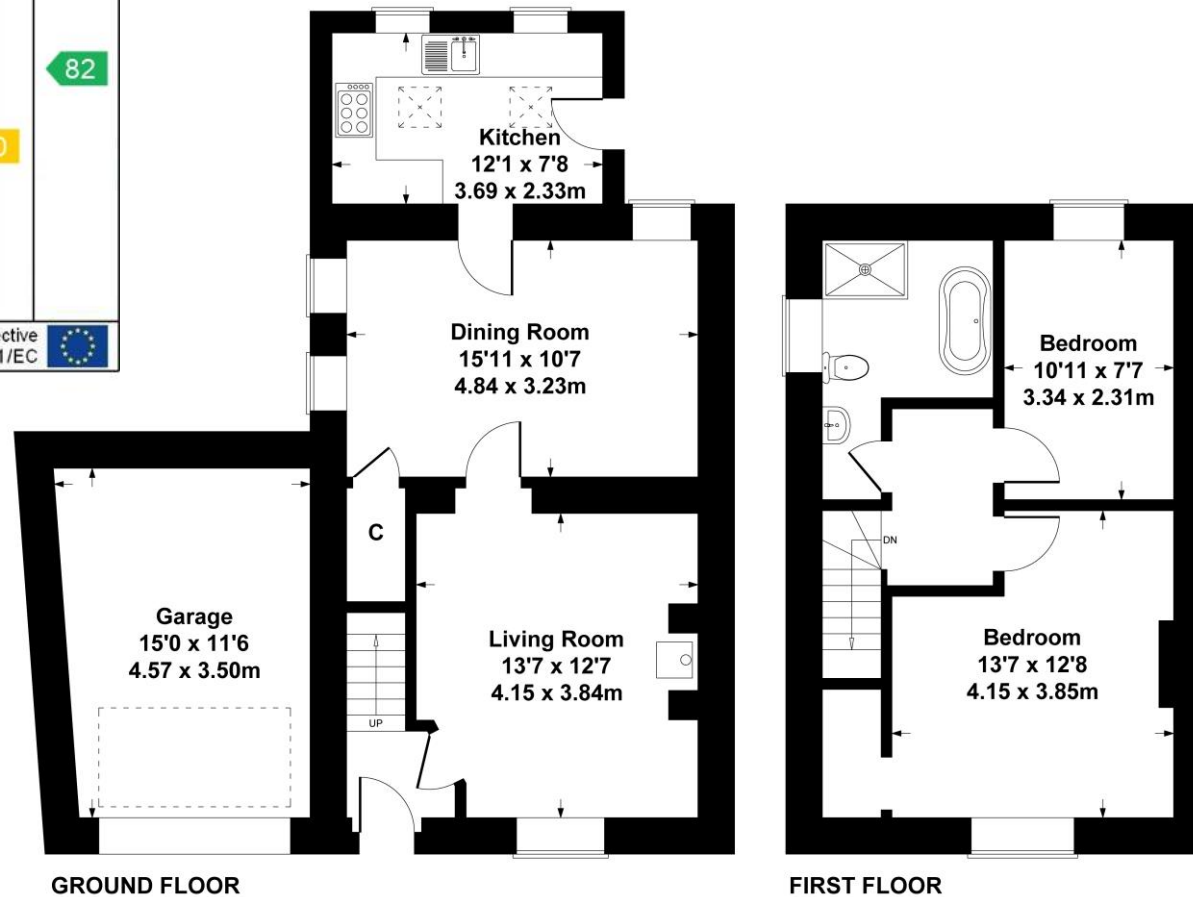
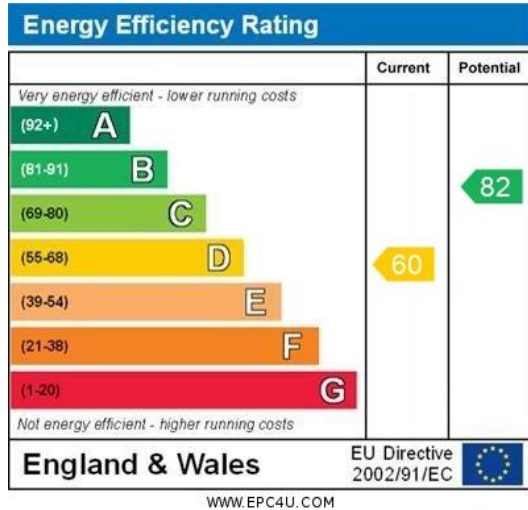
#### LOCAL AUTHORITY

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



# 8 Shawl Terrace, Leyburn

Approximate gross internal area  
104 sqm 1119 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. 2023

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

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



