



Windsong, I Fell View

East Witton, Leyburn, North Yorkshire, DL8 4SJ



Robin Jessop

A TRADITIONAL SEMI-DETACHED HOUSE IN NEED OF UPDATING IN A SOUGHT-AFTER VILLAGE LOCATION

- Traditional Semi-Detached House
- In Need of Refurbishment
- Three Double Bedrooms
- Front & Rear Gardens
- Garage & Off Road Parking
- Beautifully Positioned with Stunning Views
- Sought After Village Location
- Guide Price: £250,000 - £275,000

SITUATION

Leyburn 4 miles. Masham 7 miles. Bedale 10 miles. Ripon 16 miles. Northallerton 18. Leeds Bradford and Newcastle Airports are approximately a 1 hour and 15 minutes' drive. There is a mainline railway station in Northallerton with a direct route to London Kings Cross.

The property is beautifully positioned around East Witton village green. The village is very accessible for the nearby market towns of Leyburn, Masham and Bedale as well as the larger centres of Harrogate, York and Teesside.

East Witton is a renowned and desirable village in the Yorkshire Dales National Park, with a large village green at the centre. The village benefits from village hall, part time post office, church and award-winning Restaurant, The Blue Lion.

DESCRIPTION

Windsong comprises a traditional semi-detached house which is in need of refurbishment throughout but offers comfortable accommodation across two floors.

The property is entered into via a side porch which leads into a welcoming reception hall with the stairs leading up to the first floor. There is a large living room with dining area, a fitted kitchen with a range of units and appliances including an oven with hob and space for a fridge and a washing machine.

To the first floor there are three bedrooms and a house shower room with WC, basin and a walk in shower cubicle. Each bedroom enjoys a beautiful outlook across open fields to the rear and the



village green at the front.

Externally the property is complemented by front and rear gardens from which the stunning views can be enjoyed. Usefully there is also a storage shed with outside WC and a single garage which provides excellent storage.

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.

///posting.undercuts.passports

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,

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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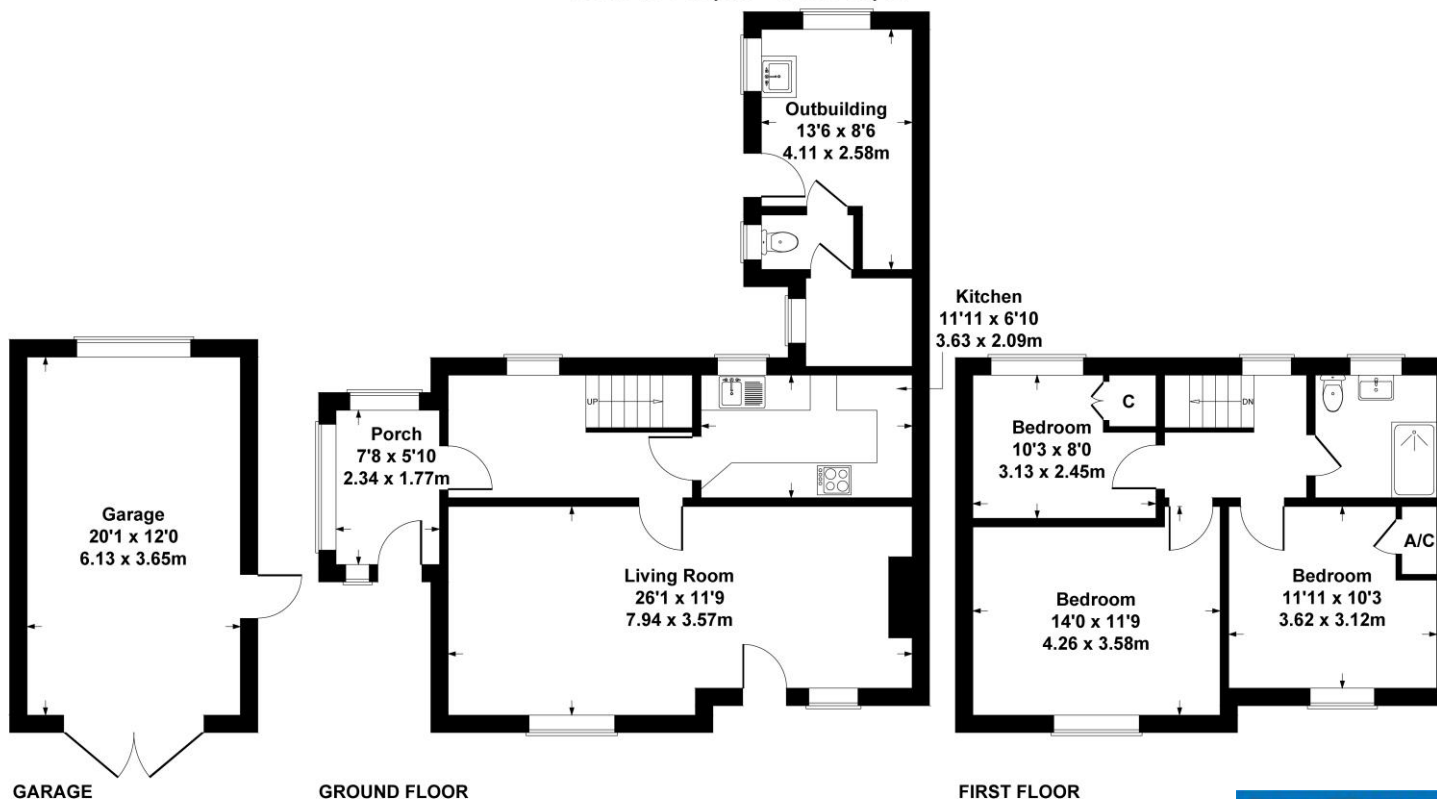
Approximate gross internal area

House 94 sq m - 1012 sq ft

Outbuilding 14 sq m - 151 sq ft

Garage 22 sq m - 237 sq ft

Total 130 sq m - 1400 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

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