



28 Wensleydale Avenue

Leyburn, North Yorkshire, DL8 5SD



Robin Jessop



# A WELL PRESENTED SEMI-DETACHED BUNAGLOW WITH GARDENS & DRIVEWAY PARKING CLOSE TO LEYBURN TOWN CENTRE

- Semi-Detached Bungalow
- Two Bedrooms
- Front & Rear Gardens
- Single Garage & Driveway Parking
- Convenient Location Close to Leyburn Town Centre
- Chain Free
- **Guide Price: £185,000**

## SITUATION

Leyburn Town centre is a 5-minute walk. Richmond 9 miles. Bedale 11 miles. Northallerton 19 miles. Northallerton and Darlington train stations with main line access are both a 30-minute drive. Leeds Bradford & Newcastle Airports are an hours' drive (all distances are approximate).

## DESCRIPTION

28 Wensleydale Avenue comprises a traditional semi-detached bungalow which is in good order and benefits from being double glazed and having gas central heating.

The property is entered into a useful side porch which is glazed and leads through to the inner hall. The accommodation comprises of a kitchen with a range of fitted units, an electric oven with hob, integrated washing machine and space for a freestanding fridge, and a living room which has French doors out to the rear garden. There are two bedrooms and a house shower room with a modern suite.

Externally the property is complemented by a delightful low maintenance front garden with flower borders, together with a low maintenance rear garden with ample patio for seating and potted plants. The rear garden is very private and not overlooked and is a suntrap in the summer months.

Usefully, the property has a single garage which is used for





storage and driveway parking for 2 cars.

Overall, 28 Wensleydale Avenue would make an excellent starter home or retirement home in a convenient location within a popular Market Town.

#### 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

///blazed.moisture.engineers

##### 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.

##### LOCAL AUTHORITY

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



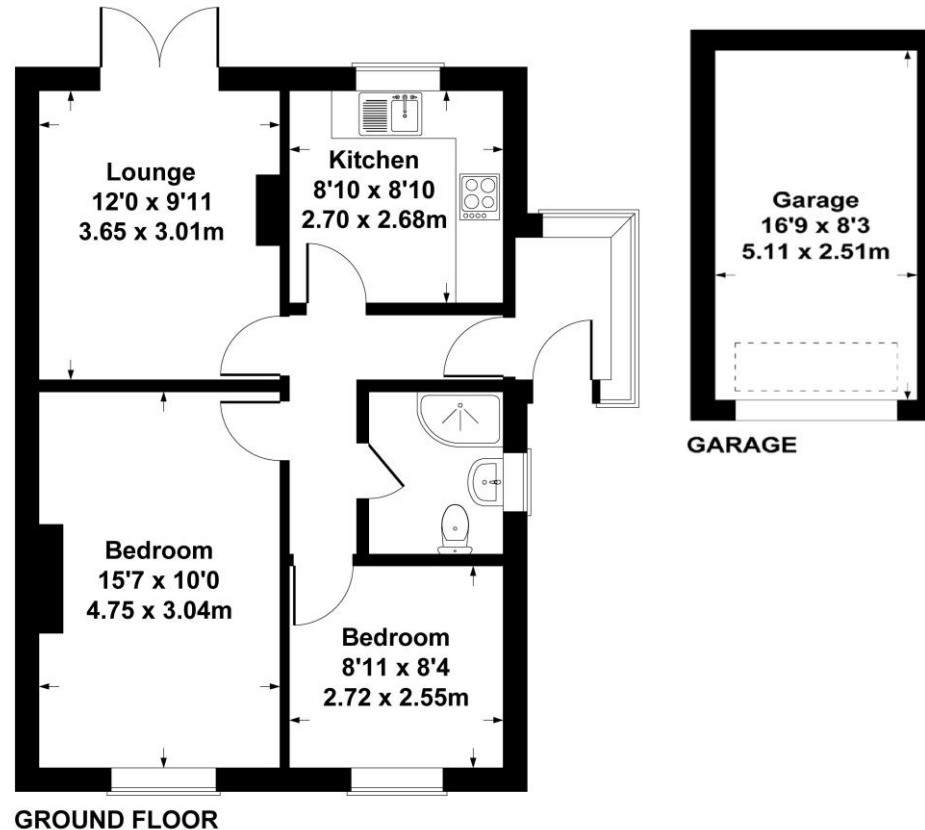
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Approximate gross internal area

House 53 sq m - 570 sq ft

Garage 12 sq m - 129 sq ft

Total 65 sq m - 699 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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