



# Applegill

3 Ashfield Close, Constable Burton, Leyburn, North Yorkshire, DL8 5RS



Robin Jessop



# A SUPERB THREE BEDROOM COTTAGE IN A SOUGHT-AFTER VILLAGE LOCATION

- Double Fronted Stone Built Cottage
- Spacious Three Bedroom Accommodation
- Very Well Presented Throughout
- Single Garage & Parking
- Accessible Village Location
- Quiet Cul-De-Sac Location
- Guide Price: £350,000

## SITUATION

Leyburn 3 miles. Bedale 7 miles. Richmond 8 miles. A1 (M) 9 miles. Both Leeds Bradford & Newcastle Airports are a one hours drive. (All distances are approximate).

Constable Burton is a popular village on the edge of the Yorkshire Dales National Park. The village has an active community with village hall and renowned public house with restaurant. The position on the A684 makes commuting to local market towns accessible together with the large centres of Northallerton, Darlington, Harrogate and York which are all within reasonable commuting distance.

## DESCRIPTION

Applegill is a delightful stone built double fronted cottage which is very well presented throughout. The property is fully double glazed, with new windows installed two years ago, and also benefits from oil-fired central heating.

The property is accessed via a welcoming reception hall, which opens into a generously sized kitchen/diner. This bright and practical space is fitted with a range of white contemporary units, an integrated oven and hob, and plumbing for both a washing machine and dishwasher. A door from the kitchen leads out to a low-maintenance patio garden, ideal for alfresco dining during the summer months. To the rear of the kitchen, the dining area provides a welcoming space for relaxed family dining or hosting guests.

The separate living room features dual-aspect windows, allowing natural light to flood the room, and is centred around an attractive stone fireplace housing an electric stove.

Adding further convenience, there is also a separate utility room.





Upstairs, the first floor offers three well-proportioned double bedrooms, each enjoying a pleasant outlook. The principal bedroom benefits from fitted wardrobes together with an en-suite shower room, while the remaining rooms share a family bathroom complete with a bath, shower over, W.C and wash basin.

Externally the property is complemented by front and rear gardens. To the front is a pleasant lawned area with path leading to the property and a range of flower beds and a laurel hedge boundary. To the rear is a patio area with established pear and apple trees, perfect for seating and potted plants. There is also an attached single garage with parking for one vehicle in front together with metal garden shed.

## 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

**‘decently.broadens.sizzled’**

### FIXTURES & FITTINGS

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

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

Band D.

### SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

### BROADBAND

High speed connection available.

### LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire, DL7 8AD.

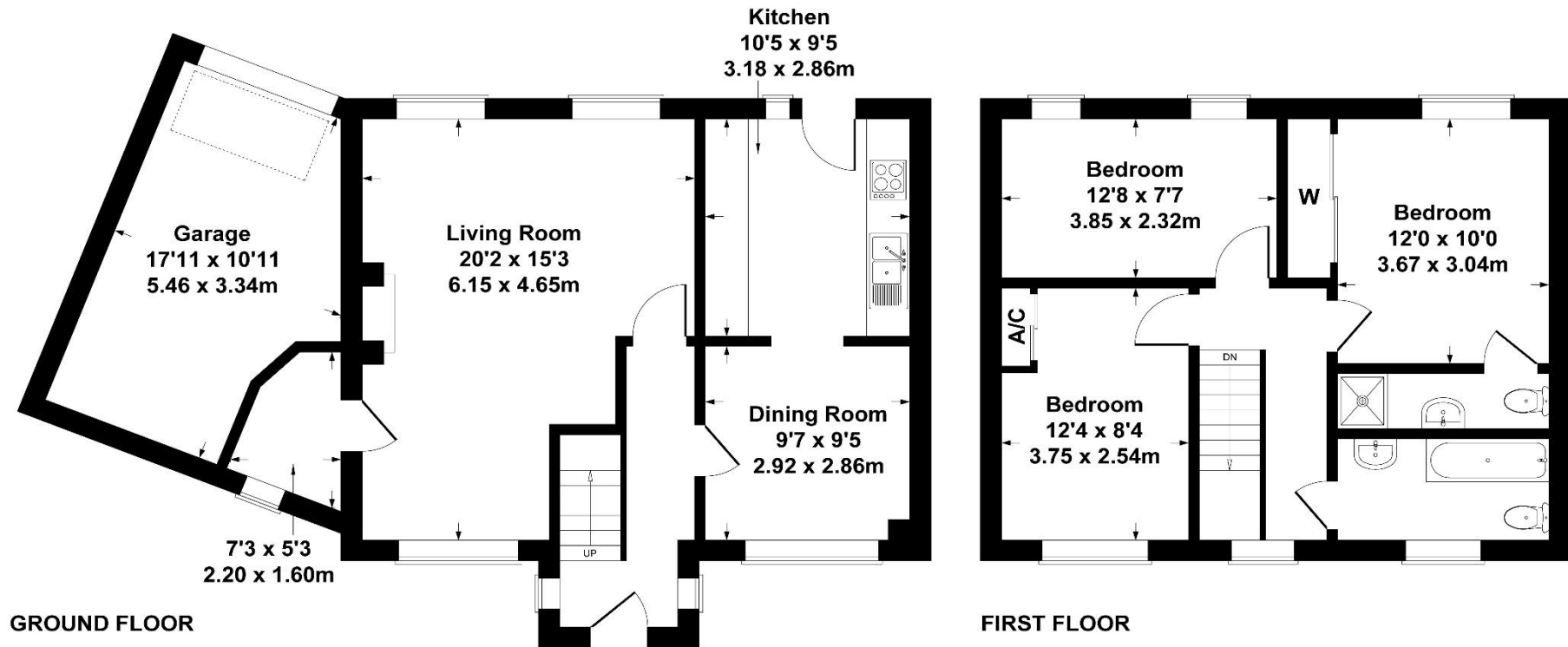




# Applegill, 3 Ashfield Close, Constable Burton

Approximate gross internal area 116 sq m - 1249 sq ft

et.com



## 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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