



# 11 Thorney Meadows

Spennithorne, Leyburn, North Yorkshire, DL8 5RE



Robin Jessop



# A SUPERB SEMI-DETACHED HOUSE IN A SOUGHT-AFTER VILLAGE LOCATION

- Attractive Semi-Detached House
- Two Double Bedrooms
- Well Maintained and Improved Throughout
- Subject to Local Occupancy & Affordability Criteria
- Front & Rear Gardens
- Parking for Two Vehicles
- Village Location
- Guide Price: £200,000

## SITUATION

Leyburn 2 miles. Bedale 10 miles. A1(M) interchange at Leeming bar 12 miles. Northallerton 17 miles. Hawes 18 miles. Both Newcastle and Leeds Bradford Airports are a one hours drive approximately from the property.

Spennithorne is well placed within easy reach of the market towns of Leyburn, Bedale and Hawes where there is a range of shops, cafes, pubs and activities. There is a thriving village pub a short walk from the property and the village also benefits from a primary school. The location on the outskirts of the Yorkshire Dales National Park is very popular for walking and cycling.

## DESCRIPTION

11 Thorney Meadows is an attractive stone built semi-detached house forming part of an exclusive cul-de-sac of only 13 houses which were built in 2017 by a renowned builder.

The property is very well presented and has been improved throughout. It benefits from being fully double glazed, having gas central heating and also solar panels which generate income via a feed-in tariff (tbc).





A bedroom interior featuring a large bed with a tufted headboard and a patterned duvet. A heart-shaped wall decoration is mounted above the headboard. A bedside table with a lamp is visible on the left, and a large mirror is on the right wall.

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. Mains gas central heating.

## SOLAR PANELS

Detail tbc.

## BROADBAND

High speed connection available.

## LOCAL AUTHORITY

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

## AGENT NOTE

If you are interested in purchasing one of the Discount Market Sale Homes being offered within North Yorkshire by a local Estate Agent, you must:

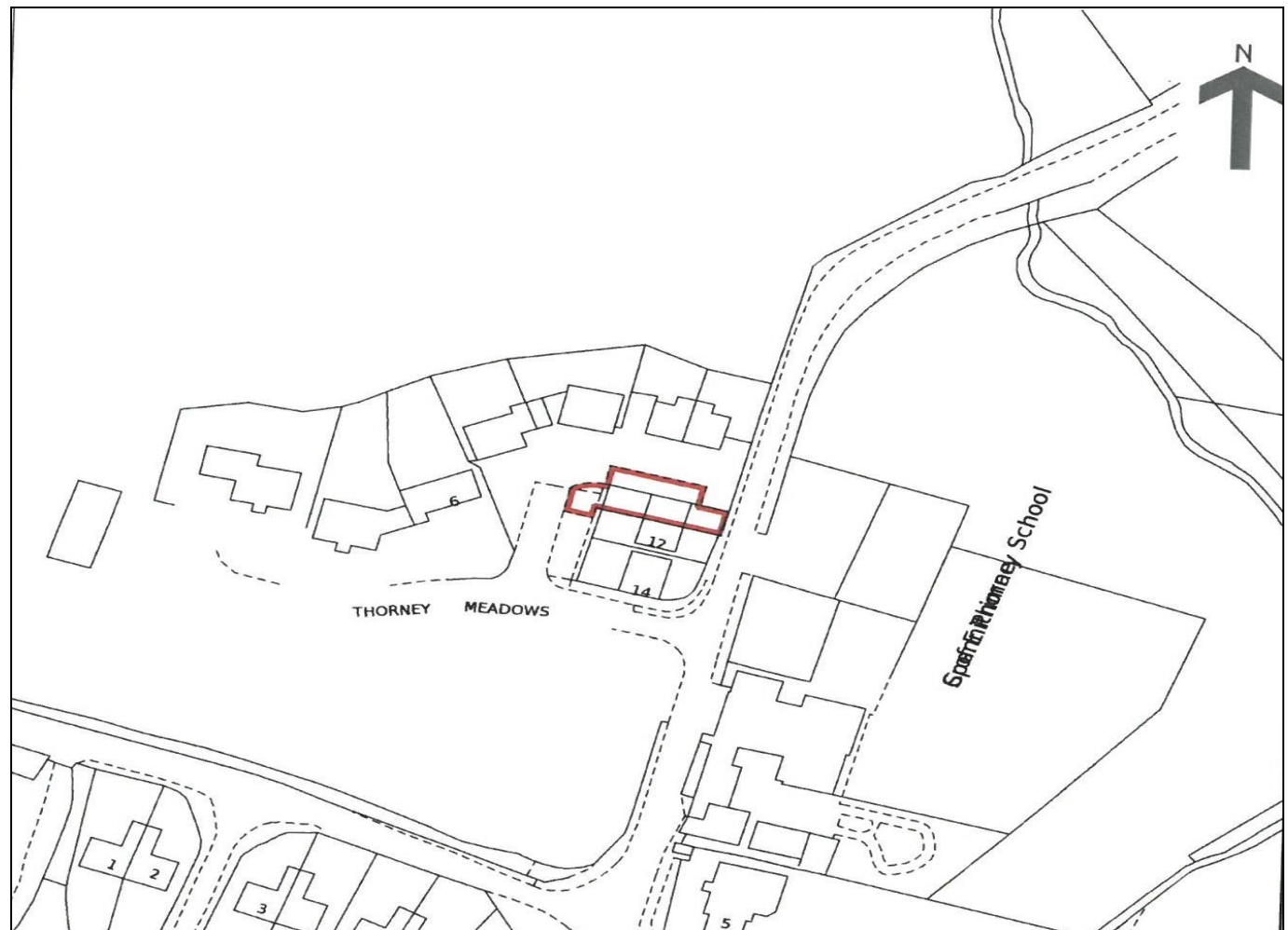
1. Complete the application form in full;
2. Obtain a Mortgage in Principle letter/certificate from your lender.
3. Provide a form of ID showing current address

To qualify to purchase a discounted home you must not be able to purchase a property at full market value and be in housing need. Therefore provide:

1. Copies of your most recent 3 months or 8 weekly wage slips for all applicants
2. Copies of your savings e.g., building society books, bank statements etc
3. Proof of your local connection

Once the application is ready for submission, it should be returned to the Affordable Housing Team at North Yorkshire Council.

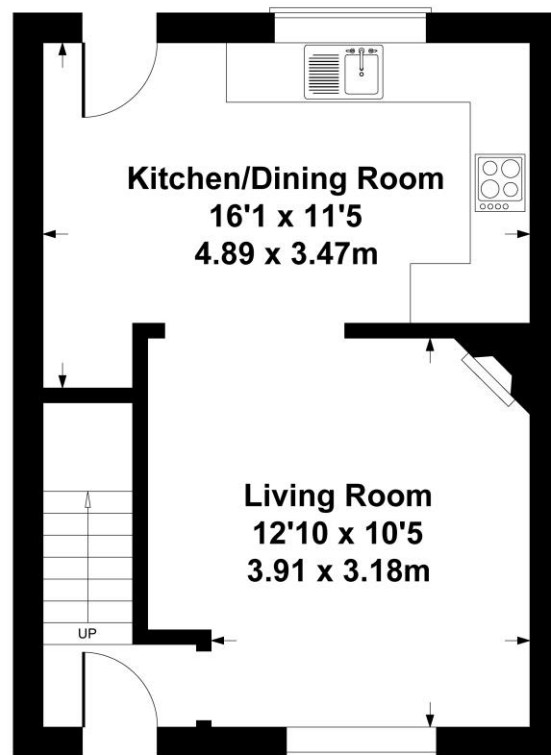
The team will assess the application information against the relevant Schedules in the Section 106 agreement and if approved a letter of approval will be sent to the Estate Agent advertising the property or lender. If you require any further information, please do not hesitate to contact our Affordable Housing Team on 0300 131 2 131 or [affordablehousing@northyorks.gov.uk](mailto:affordablehousing@northyorks.gov.uk).



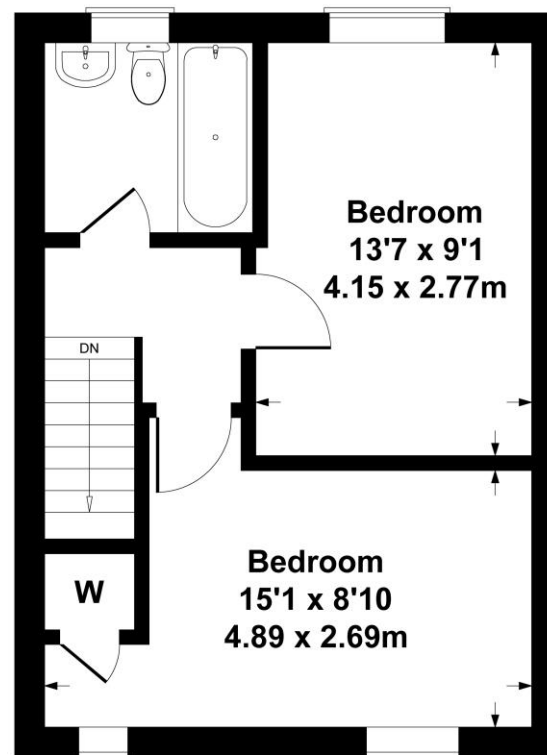
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Approximate gross internal area  
House 67 sq m - 721 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	102	103
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	
WWW.EPC4U.COM		



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.

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