



Ellerclose

Ellerclose Road, Leyburn, North Yorkshire, DL8 5EZ



Robin Jessop

A SPACIOUS DETACHED HOUSE IN A QUIET AND DESIRABLE LOCATION WITHIN WALKING DISTANCE OF LEYBURN MARKET PLACE

- Spacious Detached House
- Four Double Bedrooms
- Large Gardens
- Ample Driveway Parking & Single Garage
- Convenient Location Close to Leyburn Market Place
- Views of Penhill & Wensleydale
- Guide Price Range: £595,000 - £625,000

SITUATION

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.

Leyburn is a popular and 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.

Ellerclose is situated within the quiet and desirable Ellerclose Road, which is a small cul-de-sac just short walk and drive from Leyburn town centre. The convenient location makes commuting to larger centres of Northallerton, Teesside and York within reasonable distance.

DESCRIPTION

Ellerclose is a spacious detached house which has been well maintained over the years and would make a brilliant family home.



The property is entered via a triple glazed front door into a welcoming reception hall featuring a turned staircase leading up to the first floor. Leading off from the reception hall is a sitting room with a stone fireplace featuring a log burning stove and windows overlooking the garden, and a large dining kitchen with living area.

This room features a good range of fitted units which are complemented by granite worktops, integrated appliances, space for a family dining table and a cosy living area surrounding a multi fuel stove. Usefully, there is a plant room with the boiler, PV system and the hot water cylinder. There is also a separate utility room with door leading out to the rear.

Completing the ground floor is a wonderful garden room leading into a conservatory with direct access to a patio. This room has many potential uses including as a craft room, snug or games room.

To the first floor there are four well-proportioned double bedrooms, each with a pleasant outlook towards Penhill, Middleham and Wensleydale, and a house bathroom with WC, basin, bidet and a bath with shower over. The main bedroom also has the benefit of an ensuite shower room.

Externally the property is complemented by delightful, landscaped gardens to the front with a mix of established flower beds, lawn and patio areas of seating. To the rear is a further garden area with fruit trees, greenhouse and a potting shed.

The private driveway offers ample parking for a number of vehicles together with a single garage providing secure storage.

Overall, Ellerclose would make an excellent full time home in a sought after position within the popular town of Leyburn.

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.

///nicer.strongman.immune

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity. Mains water. Mains drainage. Gas central heating (mains). Broadband connection available.

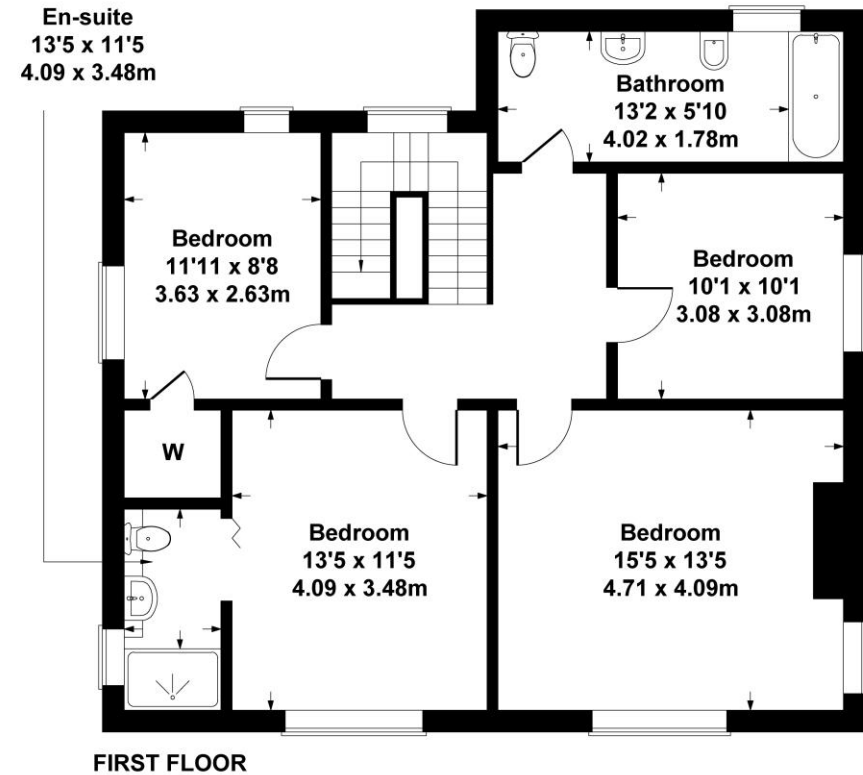
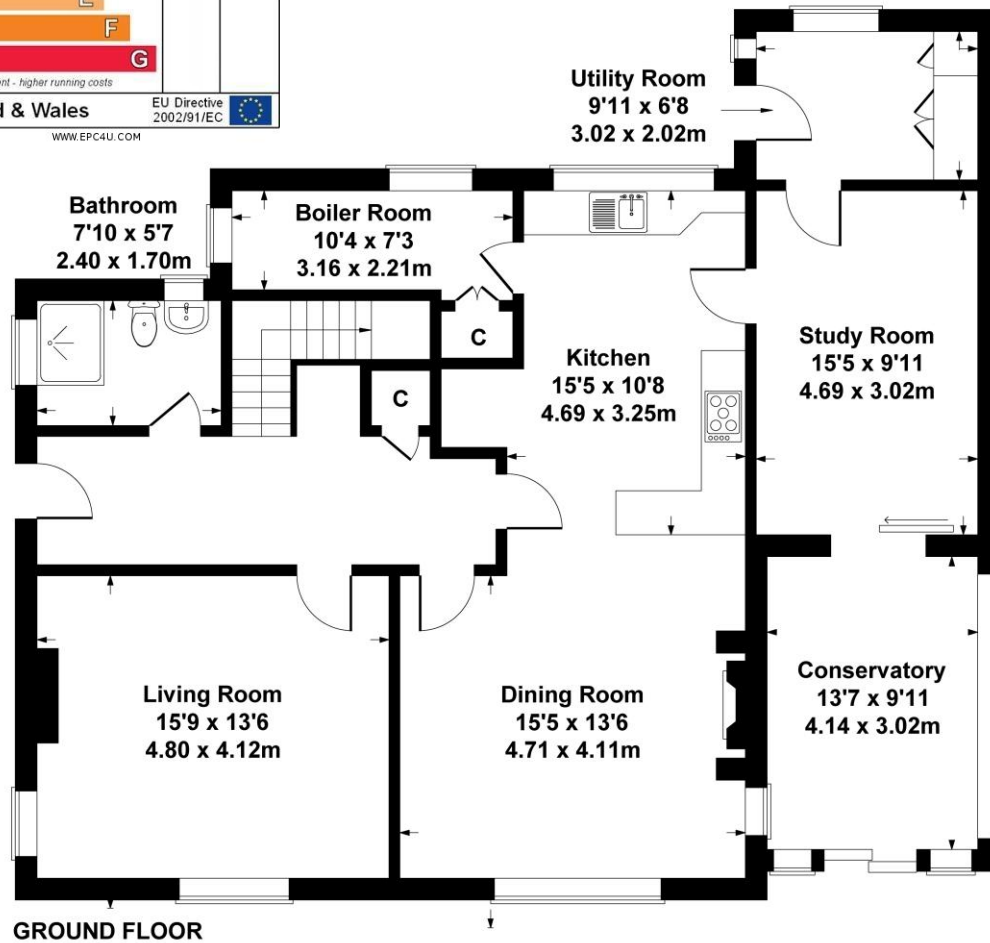
LOCAL AUTHORITY

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Ellerclose, Ellerclose Road, Leyburn, DL8 5EZ
Approximate gross internal area
Total 205 sq m - 2207 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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