



51 Mount Drive

Leyburn, North Yorkshire, DL8 5JQ



Robin Jessop

A TRADITIONAL SEMI-DETACHED BUNGALOW ENJOYING A CORNER POSITION IN A POPULAR CUL-DE-SAC

- Traditional Semi-Detached Bungalow
- Two Bedrooms with Attic Room
- Single Garage & Driveway Parking
- Private Rear Garden
- Popular Residential Cul-De-Sac
- Guide Price: **£235,000**

SITUATION

Leyburn Centre 10 minutes' walk. Bedale 10 miles A1(M) interchange at Leeming 12 miles, Darlington 21 miles (All distances are approx.)

51 Mount Drive is attractively situated in a quiet residential location in the desirable rural market town of Leyburn. Leyburn is a thriving market town which benefits from a variety of shops, cafes, pubs, schools, doctors and dentist surgeries and a community centre.

The proximity to the A1(M) makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance.

DESCRIPTION

51 Mount Drive is a traditional semi-detached bungalow in an appealing corner position with views of open countryside at the rear. The property has been occupied as a long-term rental and whilst updating is now required, it offers spacious accommodation which would suit a number of buyers including those looking to downsize and those looking for an active retirement home.

The property is entered into the kitchen which features a range of fitted modern style units with an oven, gas hob with extractor, integrated fridge freezer and a washing machine. Leading through it the living room with an open fire and large window looking out to the front. From the living room, a staircase leads up to an attic room with limited height. This could be used as a home office or hobby room.



Completing the ground floor there are two bedrooms overlooking the garden at the rear and a house bathroom with WC, basin, and a bath with shower over.

Externally the property is complemented by a private rear garden with lawn, patio and established flower beds which all overlooks the open fields beyond. There is also a single garage and on the drive. There is a section of drive which is shared with the neighbour and can not be blocked.

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.

[///zebra.confirms.president](https://zebra.confirms.president)

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. Broadband connection available.

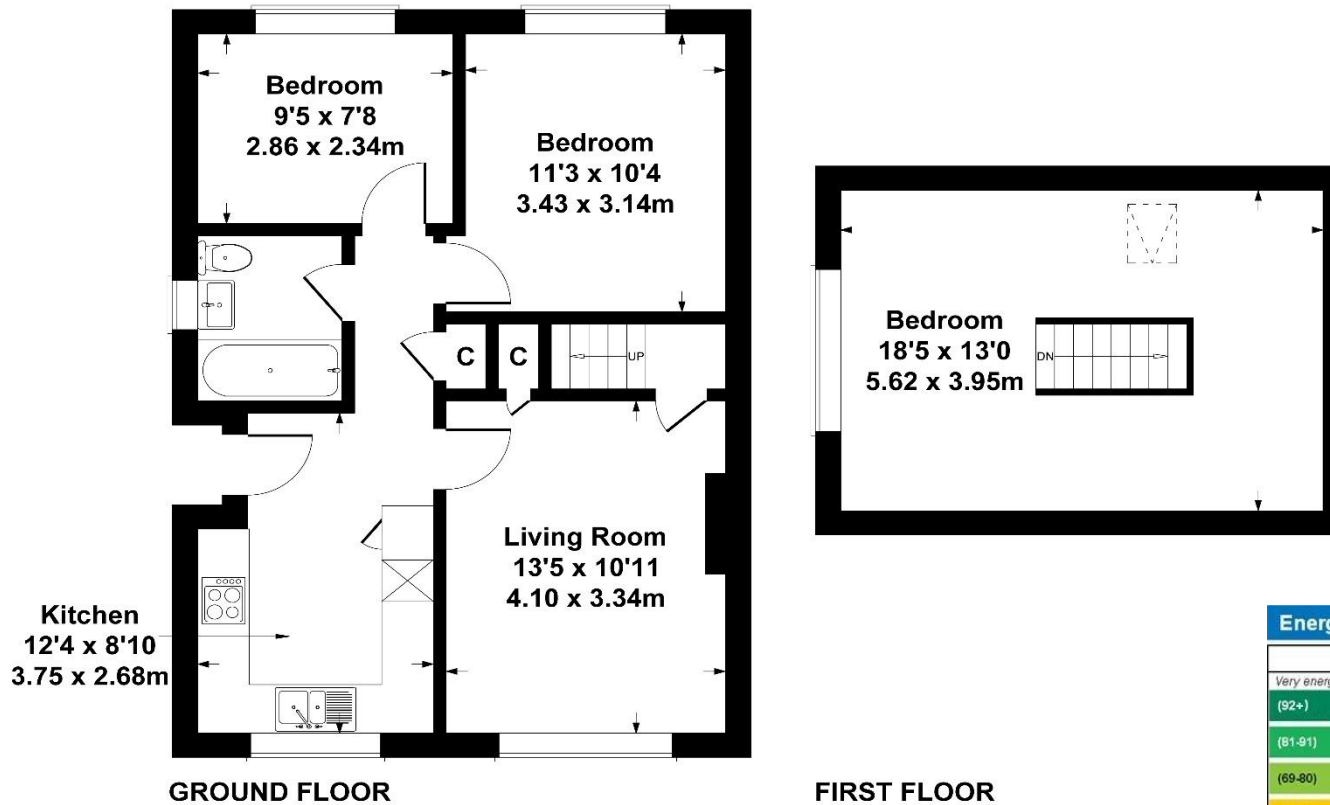
LOCAL AUTHORITY

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



51 Mount Drive, Leyburn

Approximate gross internal area
House 74 sq m - 797 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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