



# Lavender Cottage

Smithy Lane, Leyburn, North Yorkshire, DL8 5DZ



Robin Jessop

# AN ESTABLISHED HOLIDAY LET LOCATED JUST OFF LEYBURN MARKET PLACE

- Stone Built Cottage
- Established Holiday Let
- Modern Fitted Kitchen
- Two Bedrooms
- Small Patio Area
- Walking Distance of Leyburn Market Place
- Parking Nearby
- Ideal Investment Property
- Guide Price Range: £200,000 – £220,000

## 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.

Lavender Cottage is located a short walk from Leyburn Market Place. Leyburn is a thriving Market Town on the edge of the Yorkshire Dales National Park which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist as well as both primary and secondary schools.

## DESCRIPTION

Lavender Cottage is an attractive stone-built cottage ideally situated in close proximity to Leyburn market place. The property is a successful holiday let and has been operating as one for 5 years. The property provides comfortable accommodation across two floors with some cottage features retained including exposed beams and stone.

The property is entered via the living room which has a wooden floor, electric log burner set within a stone fireplace and a window to the front with seat. Stairs lead up to the first floor from here.

The kitchen features a good range of wall and base units together with integrated appliances including dishwasher, washing machine, electric oven, gas hob and a fridge. There is also ample space for a small dining table.



To the first floor there are two bedrooms and a house shower room.

Externally, the property is complemented by a small patio with space for seating potted plants. This provides an excellent space for al fresco dining.

### **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.

///giraffes.bleach.imposes

#### **FIXTURES & FITTINGS**

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

#### **TENURE**

Freehold with vacant possession.

#### **COUNCIL TAX**

Band B.

#### **SERVICES**

Mains electricity, gas, water and drainage. Broadband connection available.

#### **LOCAL AUTHORITY**

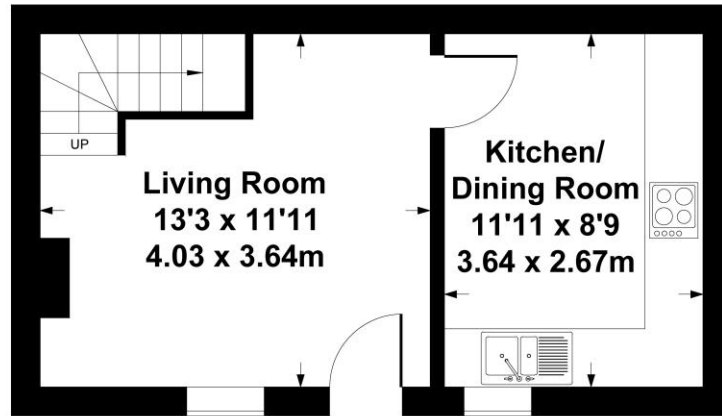
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780.



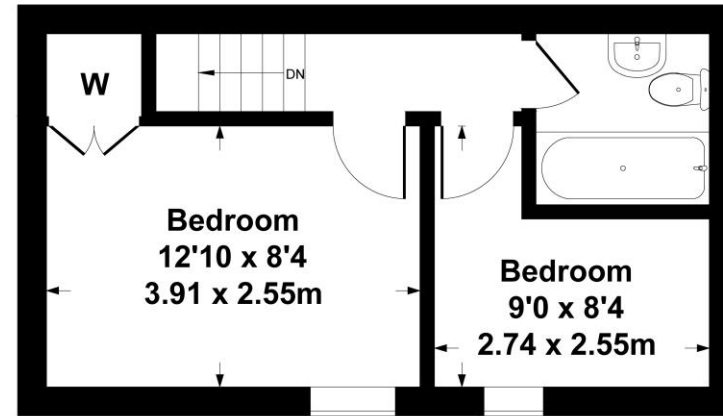
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Approximate gross internal area

50 sq m - 538 sq ft



**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>G1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>E7</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	