



3 BOLTON COURT  
Leyburn



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# 3 BOLTON COURT

Leyburn, North Yorkshire, DL8 5HS

A superb family home situated within the heart of the popular market town of Leyburn.

3 Bolton Court offers spacious living accommodation throughout, with three reception rooms, a contemporary dining kitchen and the added benefit of a conservatory overlooking the rear. There is also a good-sized attached garage and a separate wet room, which has potential to create a boot room/utility area.

To the first floor there are four bedrooms, including a substantial principal with the potential to create an en suite bathroom (subject to consents), as well as a double bedroom with en suite shower room and house bathroom.

Externally, there are attractive gardens both front and rear with well-stocked flower beds and borders and a seating area within the private rear garden. The property also has off-road parking for two vehicles and is a short walk from the centre of Leyburn marketplace.



**GSC GRAYS**

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## Accommodation

A partially-glazed front door leads into the entrance hallway with stairs to the first floor and doors leading to the dining kitchen and sitting room.

## Dining Kitchen

With a good range of wall and base units with cream frontages, wood-effect work surfaces, an integrated double cooker, ceramic four ring hob and contemporary extractor fan, stainless steel splash back, one and a half Rangemaster sink with mixer tap and drainer, space for a fridge and dishwasher and space for a dining table. Windows overlooking the front gardens and the garden room, door leading into the garden room and family room, cornicing detail.

## Family Room

With a window overlooking the front and into the garden room, cornicing detail.

## Sitting Room

A bay window to the front overlooking the gardens, log-burning stove with a stone hearth, double doors leading into the office, cornicing detail.

## Office

With a window overlooking the rear gardens, double doors leading into the garden room, cornicing detail.





### Conservatory

With double doors leading out to the rear gardens. Windows overlooking the rear garden, doors leading to the utility/shower room, kitchen and home office. Window overlooking the kitchen. Tiled flooring.

### Utility Room/Ground Floor Shower Room

A wet room style with a shower, tiled walls, low-level w.c and pedestal wash hand basin. Frosted glazed window, door leading to the garden room and a door leading into the garage.

### First Floor Landing

Doors leading to the four bedrooms and house bathroom, loft access.

### Principal Bedroom

A spacious double bedroom with a dual aspect offering views over the rear gardens and towards open countryside including Penhill. Door leading into a walk-in laundry cupboard with a window to the rear. This room would make an ideal en suite shower room (subject to consents and approval). Loft access.



### Bedroom Two

A double bedroom with window to the front with views towards Penhill. Fitted wardrobes and storage, cornicing detail and a door leading into the en suite shower room.

### En Suite Shower Room

With a step-in corner shower, low level w.c, wall-mounted wash hand basin, a frosted glazed window to the front and extractor fan.

### Bedroom Three

A double bedroom with a window to the front looking out over the countryside, fitted cupboard over the stairs.

### Bedroom Four

A single bedroom with a window overlooking the rear gardens.

### House Bathroom

With a white suite comprising a p-shaped bath with shower above, vanity wash hand basin, low level w.c, frosted glazed windows to the rear, extractor fan and chrome heated towel rail.

### Externally

To the front of the property, there is a driveway providing off-road parking for two vehicles and leading up to the attached garage. The front garden has low stone wall and hedged boundaries and is mainly laid to lawn with a stone-paved pathway leading up to the front door. There are stone steps and well-stocked flower beds housing a variety of mature shrubs and planting.

To the rear of the property, there is a superb private garden, mainly laid to lawn with a range of raised flower beds and borders housing a variety of mature flowers, shrubs and planting. Fenced and hedged boundaries with rockery-style raised walls, an area for bins, a paved patio seating area and an external water tap.

### Garage

With an electric up-and-over door, light and power connected. The garage houses the gas boiler and water tank.

### Tenure

The property is believed to be freehold with vacant possession on completion.

### Local Authority and Council Tax

North Yorkshire Council. Council tax band E.

### Services and Other Information

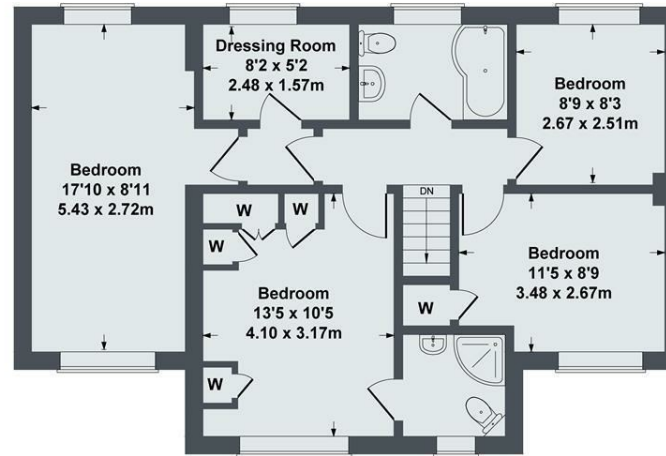
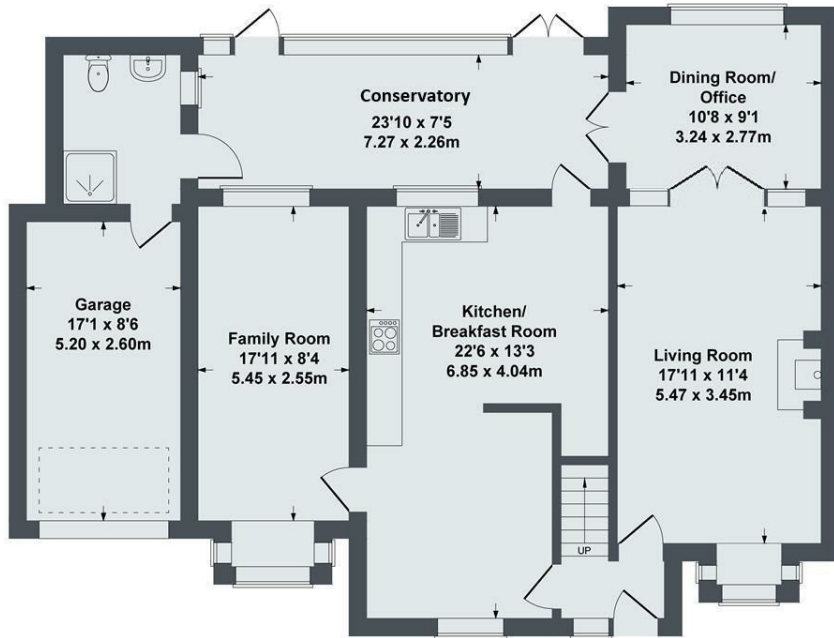
The property is served by gas-fired central heating, mains electric, water and drainage connected.

### Particulars & Photographs

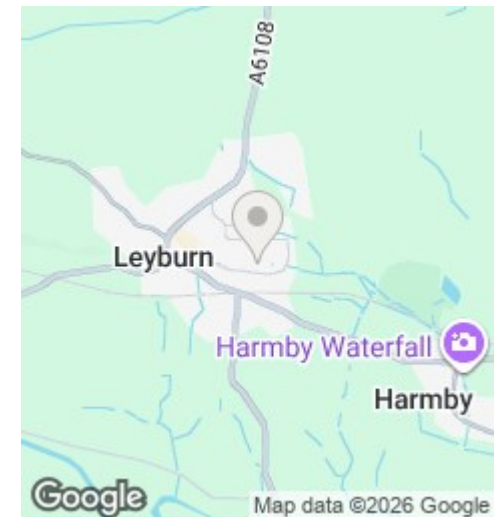
Particulars updated April 2026. Photographs taken in July 2022.

### 3 Bolton Court, Leyburn

Approximate Gross Internal Area  
1970 sq ft - 183 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
<b>England &amp; Wales</b>	69	80
	EU Directive 2002/91/EC	



**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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