

1 l'anson Close

LEYBURN

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Welcome home...

l'Anson Close puts you within easy reach of Leyburn and everything this popular Wensleydale market town has to offer.

Leyburn has a good range of independent shops, cafés, pubs and everyday amenities, alongside schools and local services. For those who enjoy being outdoors, the surrounding Yorkshire Dales countryside is one of the area's biggest draws, with walks and open countryside readily accessible.

The town is also well placed for travelling throughout the wider area, including Richmond, Bedale and Northallerton.

Enter the property via the front door leading straight into the kitchen. The kitchen a good-sized space, provides plenty of storage and preparation space, alongside integrated cooking appliances and a breakfast bar for more informal dining.

The layout is straightforward and practical, with a kitchen/breakfast room to the front and a generous living and dining room stretching across the rear of the house. Double doors open from here into the garden, giving the main living space a good connection with outside during the warmer months.



Upstairs...

Upstairs, there are two genuine double bedrooms, both with built-in wardrobes, together with the house bathroom.

The bathroom is fitted with a shower bath, rainfall-style shower and useful vanity storage.

This is the sort of house that makes sense for a number of buyers. It has two proper double bedrooms, a good-sized living space, private garden and, importantly, parking for two cars.

For a first-time buyer, it offers considerably more than an apartment without becoming a large property to maintain. For someone downsizing, the manageable garden and practical layout could work equally well. A straightforward, well-kept home in Leyburn with the outdoor space and parking buyers regularly ask us for.



A photograph of a rear garden. In the foreground is a green lawn with a circular manhole cover. To the right is a stone house with a white door and windows. A wooden fence runs along the back and side of the garden. A small grey shed is on the left. A patio area with a black cover and a hot tub is visible. A tree with fruit is in the top left corner.

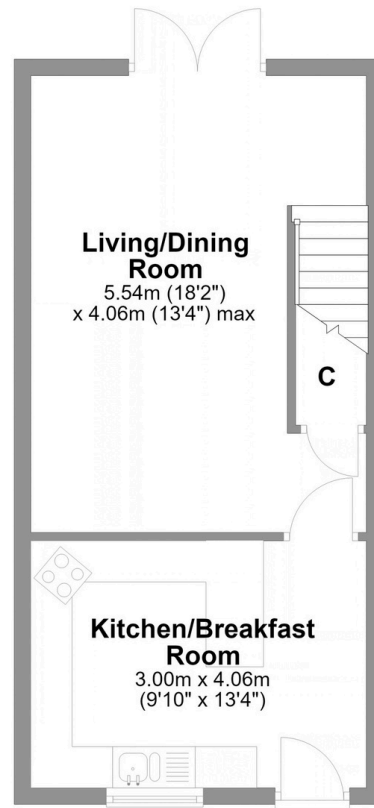
Outside...

The enclosed rear garden faces south and offers a combination of lawn, planted borders and patio space. It is a manageable garden with enough room for sitting outside, entertaining or simply enjoying the afternoon and evening sun.

A particularly useful feature for a home of this type is the off-street parking for two vehicles, positioned to the side of the house.

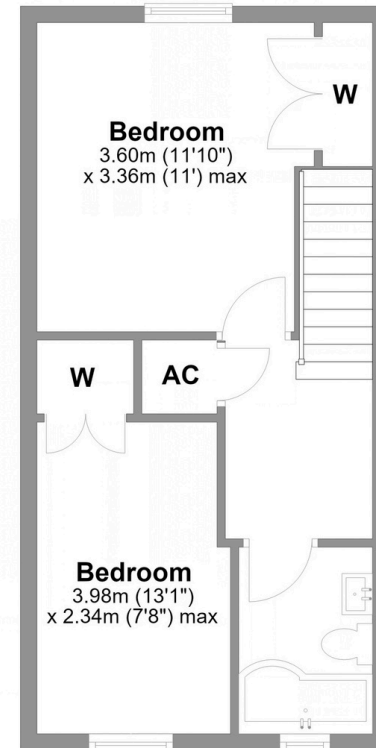
**I'Anson Close
Leyburn**

Total area: approx. 70.4 sq. metres (758.1 sq. feet)



Ground Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)

Finer Details

Tenure: Freehold

Council Tax: Band B

EPC: C

Heating: Gas central heating

Parking: Off-street parking for two vehicles

Garden: Enclosed south-facing rear garden

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd