34 Brentwood

Leyburn, North Yorkshire, DL8 5EP

RobinJessop

A RECENTLY MODERNISED SEMI-DETACHED BUNGALOW IN A QUIET LOCATION

- Semi-Detached Bungalow
- Two Double Bedrooms
- Attractive Front and Rear Garden
- Single Garage and Large Driveway
- Recently Modernised
- Close to Town Centre & Amenities
- Located Within a Popular Town
- Guide Price: £225,000

SITUATION

Leyburn Town centre is a 2-minute walk. Richmond 9 miles. Bedale 11 miles. Northallerton 19 miles. Northallerton and Darlington train stations with main line access are both a 30-minute drive. Leeds Bradford & Newcastle Airports are an hours' drive (all distances are approximate).

34 Brentwood is conveniently located to give easy access to Leyburn town centre and the local medical centre. Leyburn is a thriving market town which further benefits from a variety of shops, cafes, pubs, restaurants, dentist, and community centre.

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

DESCRIPTION

34 Brentwood is a traditional semi-detached bungalow which enjoys a quiet position within a popular market town, a short walk from Leyburn market place. The property has been very well maintained and has recently been modernised to a high standard. It offers huge potential for a number of parties including those looking to downsize, first-time buyers or investors.

The property is entered into a reception hall from where the rooms lead off. The accommodation comprises a newly fitted kitchen with fitted grey wall and base units, an oven and hob. The living room has a large bay window to the front and spacious proportions, offering a light living accommodation.

There are two double bedrooms with one benefitting from fitted wardrobes and French doors out to the garden. The property is finished off by a recently modernised family bathroom.

Externally, the property is complemented by a single garage with a pedestrian access and a good sized front and rear garden. To the side of the property there is parking for a number of cars on the private drive and further parking available on the roadside.

34 Brentwood would make an excellent first-time home, active retirement home or investment property.

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.
///apart.uniforms.outlooks

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

TENURE
Freehold with vacant possession.

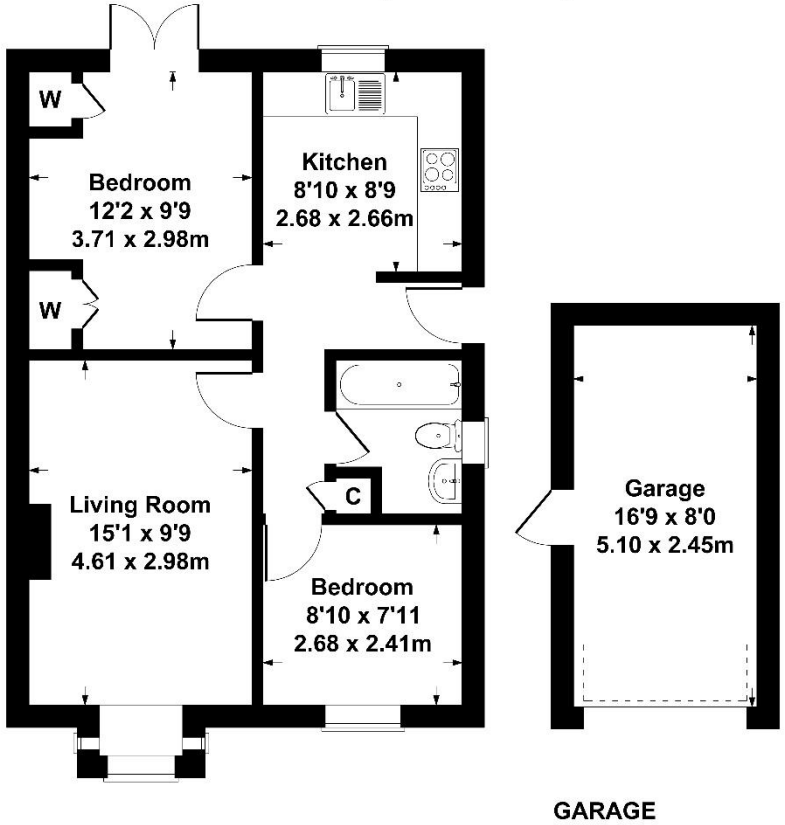
COUNCIL TAX
Band C.

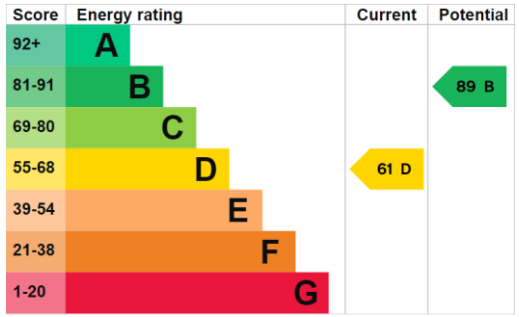
SERVICES
Mains electricity, mains drainage, mains water and gas fired central heating.

LOCAL AUTHORITY
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

34 Brentwood, Leyburn, DL 5EP

Approximate gross internal area
House - 50 sq m - 538 sq ft
Garage - 12 sq m - 129 sq ft
Total - 62 q m - 667 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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