



9 St Matthews Close

Leyburn, North Yorkshire, DL8 5HB



Robin Jessop

A SPACIOUS & WELL- PRESENTED DETACHED BUNGALOW ENJOYING VIEWS OF PENHILL

- Spacious Detached Bungalow
- Two Double Bedrooms
- Large Kitchen Diner with Aga
- Views of Penhill & Middleham Moor
- Driveway Parking & Single Garage
- Private Rear Garden
- **Guide Price: £375,000**

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.

Leyburn is a thriving Market Town which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist surgery as well as both primary and secondary schools. The bustling town also benefits from various clubs and regular bus services to Richmond, Bedale and Northallerton.

9 St Matthews Close is conveniently within a small and private residential cul-de-sac, a short walk from Leyburn Market Place. The location is quiet yet accessible and several larger centres including Teesside, Harrogate and York are within a reasonable commuting distance.

The property stands well within a large plot and has the appeal of south facing views overlooking Penhill and Middleham moor.

DESCRIPTION

9 St Matthews Close is a traditional detached bungalow which offers spacious and well-presented accommodation. The property is entered into a useful lobby which leads through to a welcoming entrance hall which is also used for dining. There is a kitchen with



a good range of fitted units with space, plumbing, electrics and an external vent for a washing machine, dishwasher and tumble dryer which would be housed behind kitchen cupboard doors. The fridge freezer is freestanding and there is also a gas Aga. There is also space for a dining table and a door leading out to the garden at the rear.

The living room has a fireplace with gas fire and a bay window to the front which enjoys excellent views.

Completing the property are two double bedrooms, with the main bedroom having an ensuite shower room and the second having a hand basin and WC. Whilst some updating is required, the property offers comfortable accommodation which would suit a number of buyers, particularly those looking to downsize or looking for an active retirement home.

Externally the property is complemented by a sizeable front garden and side garden leading to the large, enclosed garden at the rear which is landscaped with patio and lawn area, mixed fruit trees, flower borders and shrubs. There is a driveway to the side of the property providing off road parking for 2 – 3 vehicles leading to a single garage which could be used as a workshop. There are also two further rooms to the rear of the garage which are used as storage and a potting shed. There is further parking available at the front on a private hard standing area.

Overall, 9 St Matthews Close would make an excellent full-time home in a popular Market Town.

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.



BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

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.

///hood.crowns.cheerily

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

AGENT NOTE

The access road is a shared private road. All 15 properties pay into a fund for maintenance and repairs of the road and for rock salt and bins. £100 is paid in April and £100 is paid in October annually. Further details can be provided upon request.

COUNCIL TAX

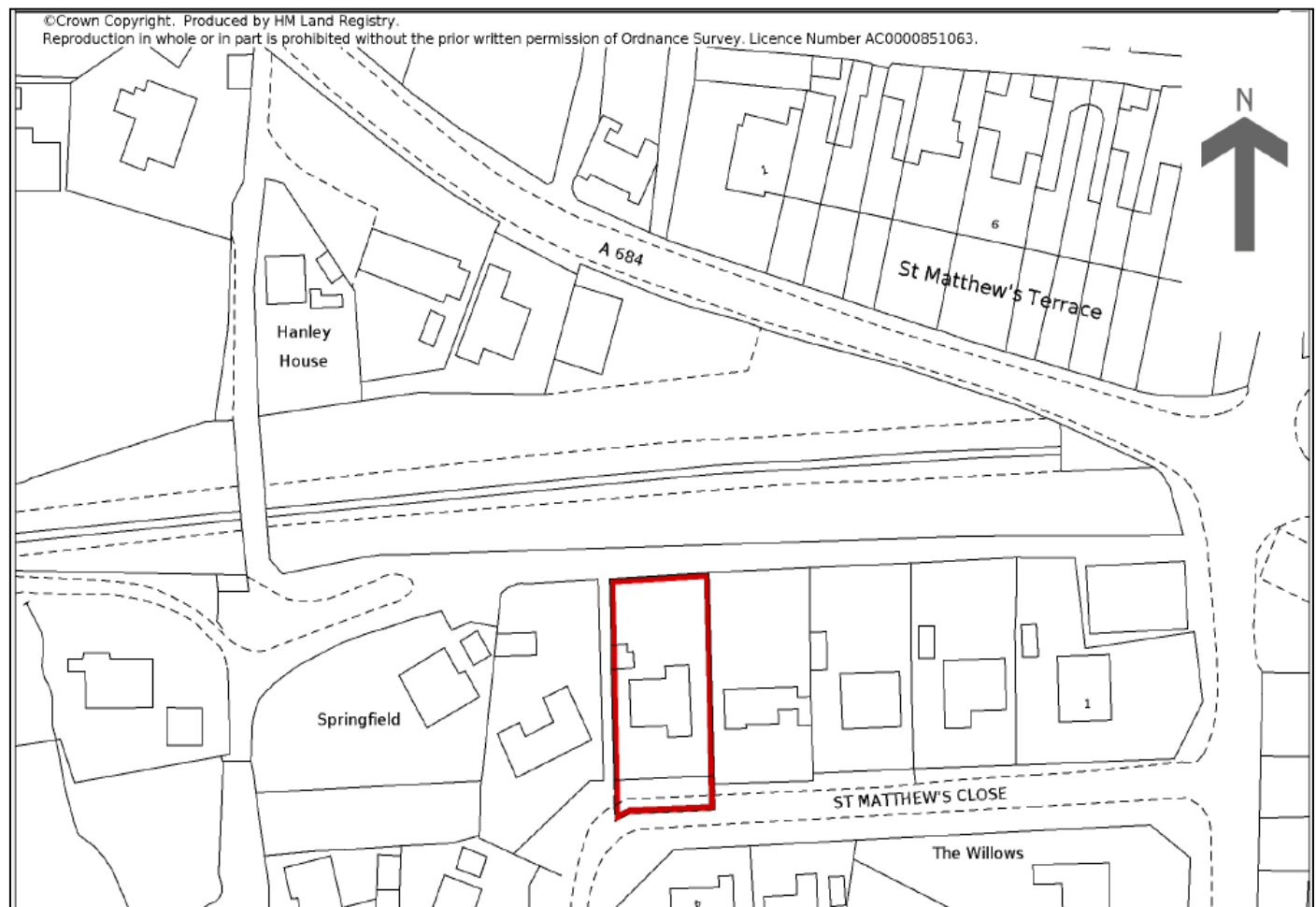
Band D.


SERVICES

Mains electricity. Mains water. Mains drainage. Gas central heating. Broadband connection available.

LOCAL AUTHORITY

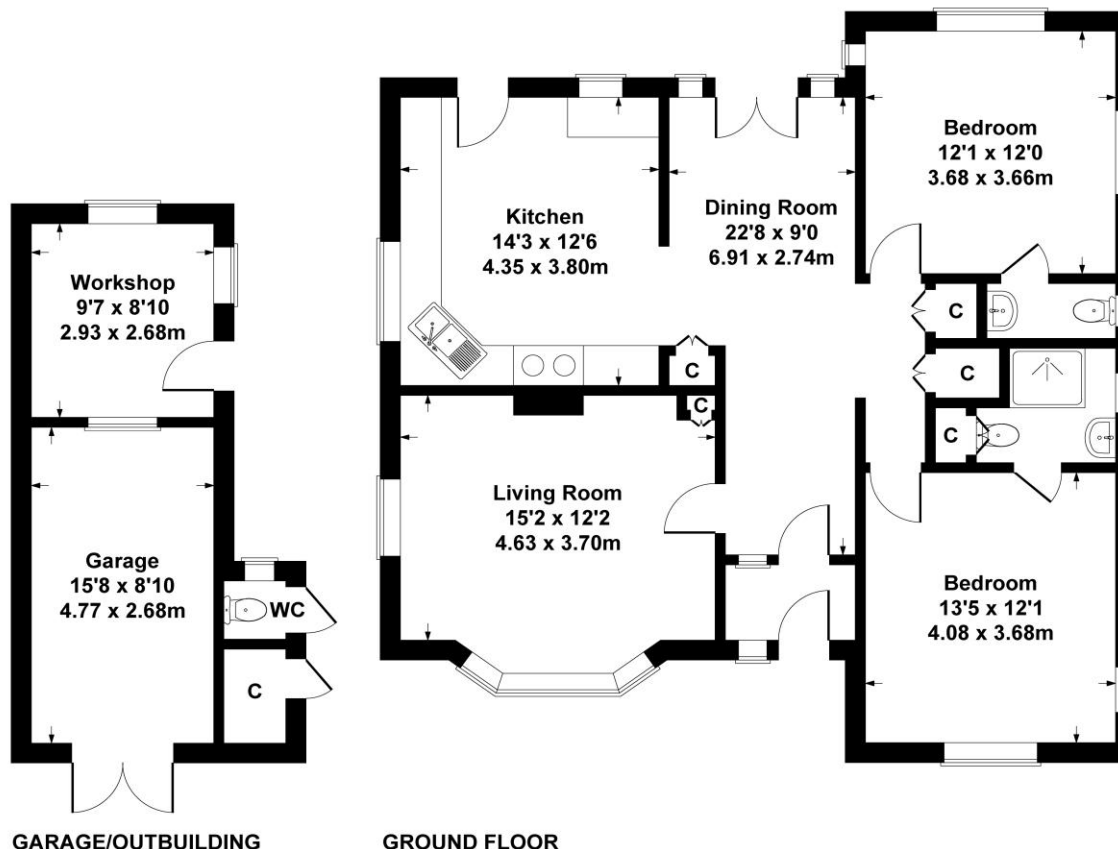
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

9 St Matthew's Close, Leyburn, DL8 5HB

Approximate gross internal area
House 97 sq m - 1044 sq ft
Garage/Outbuilding 24 sq m - 258 sq ft
Total 121 sq m - 1302 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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