



# 3 Bishopdale Close

Leyburn, North Yorkshire, DL8 5HZ



Robin Jessop

# A WELL-PRESENTED END OF TERRACE HOUSE WITH GARDEN & DRIVEWAY PARKING IN A POPULAR CUL-DE-SAC LOCATION

- End of Terrace House
- Well Presented Throughout
- Three Bedrooms
- Private Garden
- Driveway Parking
- Popular Cul-De-Sac Location
- Guide Price: £275,000

## SITUATION

Leyburn Town Centre 10 minute walk. Richmond 9 miles. Bedale 11 miles. A1(M) Interchange at Leeming 12 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.

## DESCRIPTION

3 Bishopdale Close is an attractive and deceptively spacious, stone-built end of terrace house which is very well presented throughout.

The property is entered into a reception hall which provides access to the ground floor rooms. There is a kitchen diner with a good range of fitted units complemented by a ceramic sink, integrated appliances including an oven with hob, a slimline dishwasher, fridge and freezer together with plumbing for a washing machine. There is also space for a dining table. The living room has a log burning stove with access into a study/garden room which overlooks the rear garden and has French doors out onto a patio area. Completing the ground floor there is a



cloakroom.

To the first floor there are three bedrooms with the main bedroom benefitting from an ensuite shower room. The house bathroom has a WC, basin and shower over the bath and is fully tiled.

Externally the property is complemented by a good-sized rear garden with lawn, flower beds and a patio area. There is driveway parking for 2/3 vehicles to the side of the property with a useful storage shed with power and light.

Overall, 3 Bishopdale Close would make an excellent full-time home and will particularly appeal to those looking for a first home in a popular town location.

### 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

///ounce.bonfires.infects

#### FIXTURES & FITTINGS

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

#### TENURE

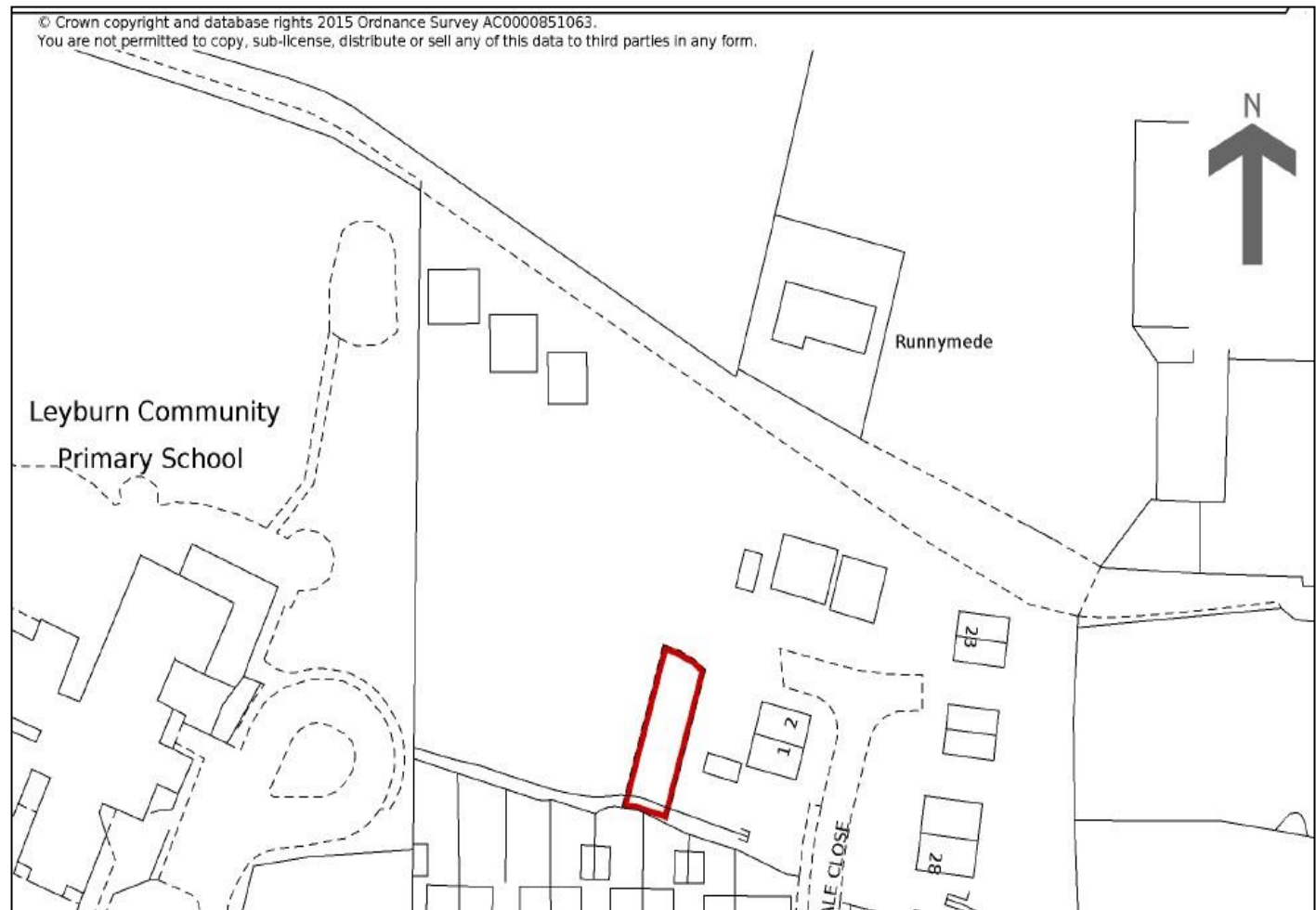
Freehold with vacant possession.



COUNCIL TAX  
Band C.

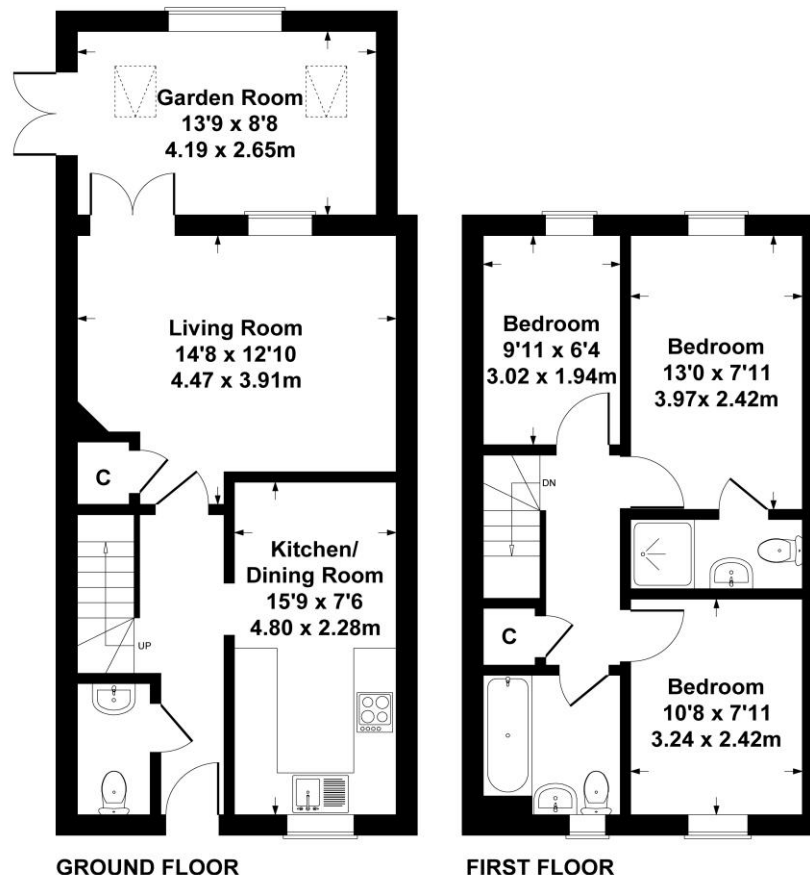
SERVICES  
Mains electricity. Mains water. Mains drainage. Gas fired central heating. Broadband connection available.

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



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Approximate gross internal area  
House 88 sq m - 947 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(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>	EU Directive 2002/91/EC	

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