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North Yorkshire
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"For Sales In The Dales"



Swan House, Leyburn

- Modern Semi Detached Stone Built Cottage
- Central Location Short Walk From Town
- 2 Double Bedrooms
- House & En Suite Bathrooms
- Lounge with Stove
- Large Fitted Kitchen/Diner
- Oil Central Heating
- Double Glazing
- Parking For 1 Car
- Excellent Investment Or Full Time Home

Postcode: **DL8 5EE**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **C**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £210,000 - £230,000



Swan House is a lovely, spacious semi detached Stone Built Cottage located close to the centre of the bustling market town of Leyburn.

Leyburn has a thriving community with excellent amenities such as shops, pubs, restaurants, schools and churches. It also benefits from sports facilities, children's play areas, a health centre and still holds a weekly outdoor market on a Friday. World-famous Tennant's auctioneers is just down the road. There is also easy access to Richmond, Bedale, Northallerton and the A1.

The property bright and spacious with accommodation over two floors. On the ground floor, the hall leads to a light and airy living room with multi fuel stove. There is also a spacious open plan dining kitchen and cloakroom. To the first floor are two good double bedrooms, one with ensuite and a good size family bathroom. The property benefits from oil central heating and double glazing.

Outside there is a suntrap patio garden and also private parking for one vehicle. Across from the property there is a handy storage shed which also houses the oil tank.

Swan house would make a great family home or investment property.

Ground Floor

Entrance Hall Oak Flooring. Radiator. Stairs to first floor. Front door.

Downstairs WC Oak flooring. WC. Wash hand basin. Extractor fan.

Living Room Light and airy living room. Oak flooring. Stove set in feature fireplace. TV point. Radiator. Understairs cupboard with central heating boiler. Large window to front.

Kitchen/Diner Large light and airy kitchen/diner. Good range of wall and base units including single drainer stainless steel sink with mixer tap. Plumbing for washing machine. Integrated dish washer. Electric oven and hob and extractor fan. Space for fridge. Radiator. Plinth heater. 2 windows to front.

Bedroom 2 Good sized double bedroom. Fitted carpet. Radiator. TV point. Window to front.

First Floor

Landing Fitted carpet. Light and airy landing. Velux window. Radiator.

Bathroom Karndean flooring. Suite in white comprising bath with hand shower, wash hand basin and WC. Large airing cupboard. Expelair fan. Radiator. Heated towel rail. Frosted window. Velux window.

Bedroom 1 Good sized double bedroom. Fitted carpet. TV point. Radiator. Window to front.

Ensuite Karndean flooring. Suite in white comprising shower cubicle, wash hand basin and WC. Extractor fan. Shaver point. Heated towel rail.

Outside

Parking Off road parking for 1 car in front of the property on a stone flagged area.

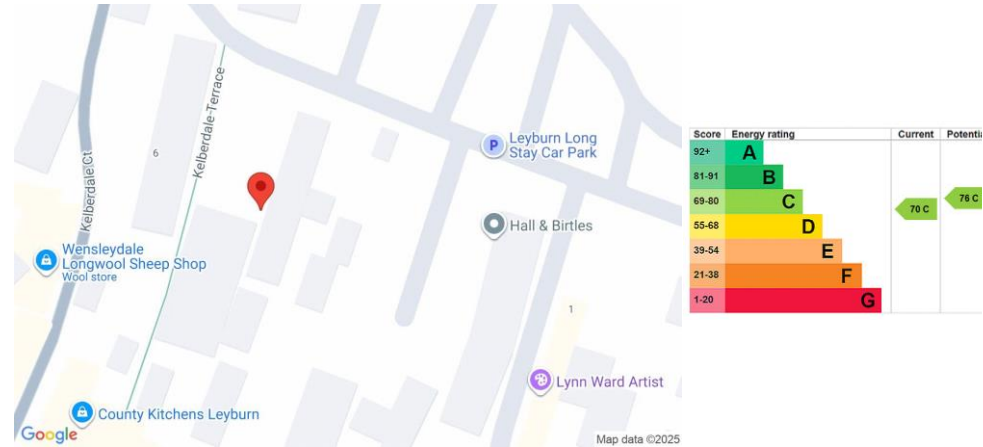
Patio Small flagged patio area and slate chips to front. - Occupants of Goose Cottage have access over the patio to their property.

Shed Storage shed containing oil tank.

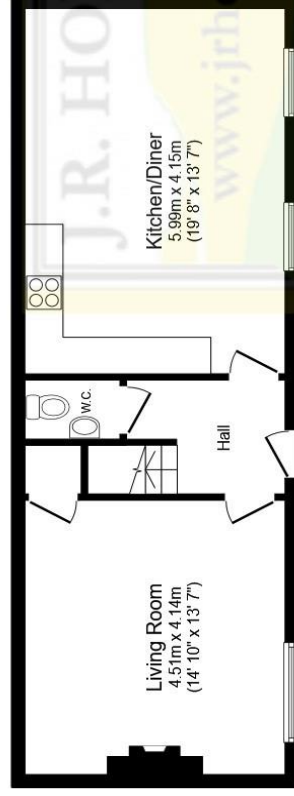
Services Mains electric, water and drains.
Oil central heating.

Flood Risk:
Noted as low risk. No history of flooding.

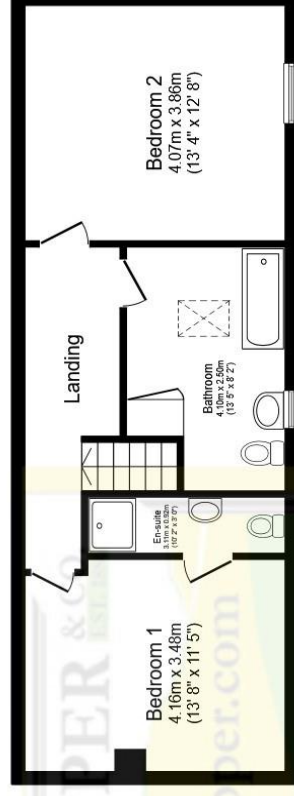
Broadband:
Basic 18 Mbps, Superfast 118 Mbps, Ultrafast 1000 Mbps



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



Ground Floor



First Floor

Total floor area 103.0 sq.m. (1,108 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com