



1 Oak Close

Leyburn, North Yorkshire, DL8 5BY



Robin Jessop

A WELL-PRESENTED SEMI-DETACHED HOUSE WITH PRIVATE GARDEN, GARAGING & DRIVEWAY PARKING IN A POPULAR LOCATION.

- Semi-Detached House
- Three Bedrooms
- Well Presented Throughout
- Built in 2018
- Driveway Parking For 3 Cars & Single Garage
- Private Rear Garden
- Guide Price: £275,000

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.

DESCRIPTION

1 Oak Close is an attractive, stone-built semi-detached house which is located within a popular cul-de-sac, close to Leyburn town centre. The property is very well presented and is still within LABC warranty having been built in 2018.

The property is entered into a useful lobby from where the staircase leads up to the first floor. To the



left as you enter the property is the living room which has a window overlooking the front garden and a bespoke media wall with an electric fire. Leading through is the kitchen diner which features a good range of fitted units complemented by a ceramic sink and appliances including an oven with gas hob, dishwasher and space for a washing machine and fridge freezer. There is ample space for a dining table and French doors leading out to the gardens at the rear. Usefully, there is also a cloakroom with under stair storage which completes the ground floor.

On the first floor there are three bedrooms. The main bedroom has fitted wardrobes and the benefit of an ensuite shower room with the second bedroom also having fitted wardrobes. The third bedroom works well as a nursery or a home office. There is a house bathroom which has a stylish suite with a WC, hand basin and a bath with shower over.

Externally the property is complemented by a private rear garden which is laid to lawn with a patio and a private seating area which catches the evening sun. There is also a driveway offering parking for 3 cars and a single garage with storage.

Overall, 1 Oak Close would make an excellent home in a convenient location close to Leyburn town centre.

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

///stirs.timer.quiz

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity, mains water, mains drainage & mains gas. Broadband connection available.

LOCAL AUTHORITY

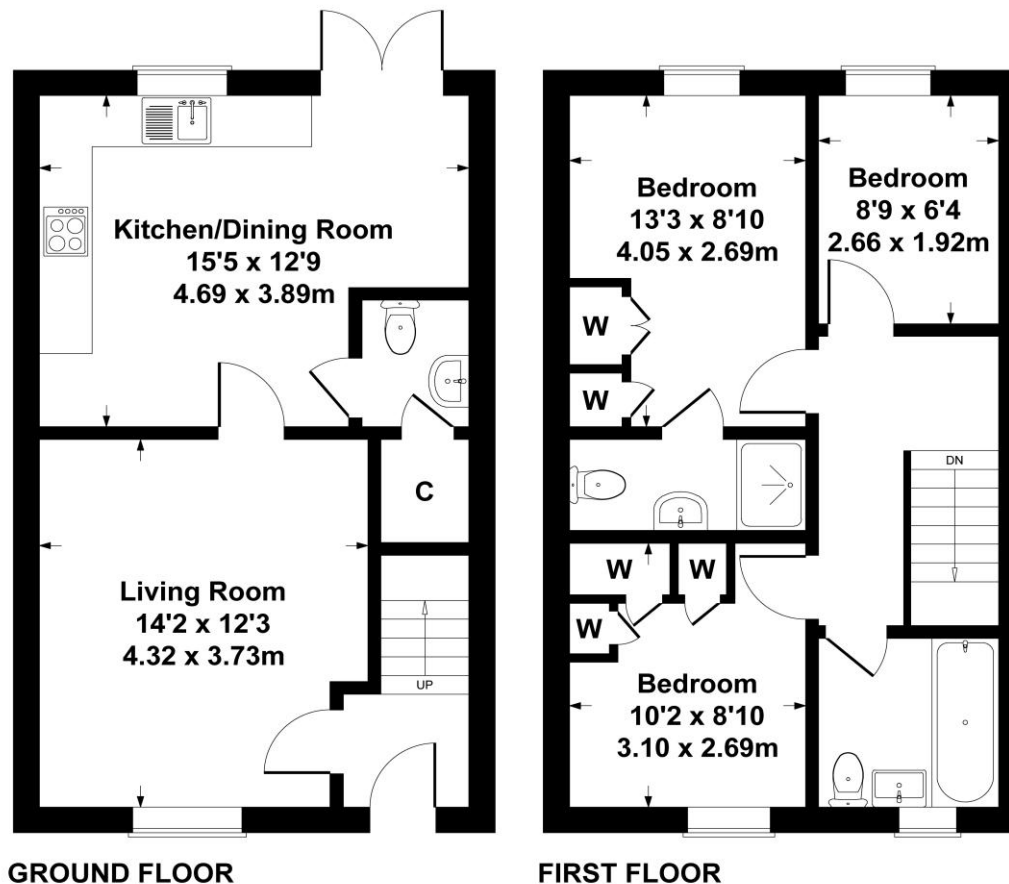
North Yorkshire County Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD



1 Oak Close, Leyburn

Approximate gross internal area

House 82 sq m - 883 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.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Robin Jessop Ltd
 info@robinjessop.co.uk
 01969 622800
 01677 425950
 www.robinjessop.co.uk

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