



14 Wensleydale Avenue

Leyburn, North Yorkshire, DL8 5SD



Robin Jessop



# A TRADITIONAL END OF TERRACE HOUSE IN A POPULAR CUL-DE-SAC LOCATION CLOSE TO LEYBURN TOWN CENTRE

- End Terrace House
- Two Bedrooms
- Parking & Attached Single Garage
- Front & Rear Gardens
- Central Location Close to Leyburn Market Place
- Close Proximity to the Primary School
- Solar Panels
- Ideal First Time Home
- **Guide Price: £190,000**

## SITUATION

Leyburn Town centre is a 5-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).

## DESCRIPTION

14 Wensleydale Avenue is a traditional, end of terrace house located within a popular cul-de-sac in Leyburn. The property would make an excellent first time home and would benefit from updating throughout.

The property is entered into via a useful lobby with space for jackets and boots. Leading through is the living room which has an open fire set within a stone surround and a window looking out to the front. The kitchen diner completes the ground floor and features a range of fitted units with space for appliances and a dining table together with a door leading out to the back garden.

To the first floor there are two bedrooms and a house bathroom.

Externally the property is complemented by front and rear gardens with patio space and flower beds together with an attached single garage and parking for 1 car.





## 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.  
///prime.blanking.prop

### FIXTURES & FITTINGS

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

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

Band B.

### SERVICES

Mains electricity. Mains water. Mains drainage. Night Storage heating to the ground floor. The property benefits from solar panels on the roof.

### LOCAL AUTHORITY

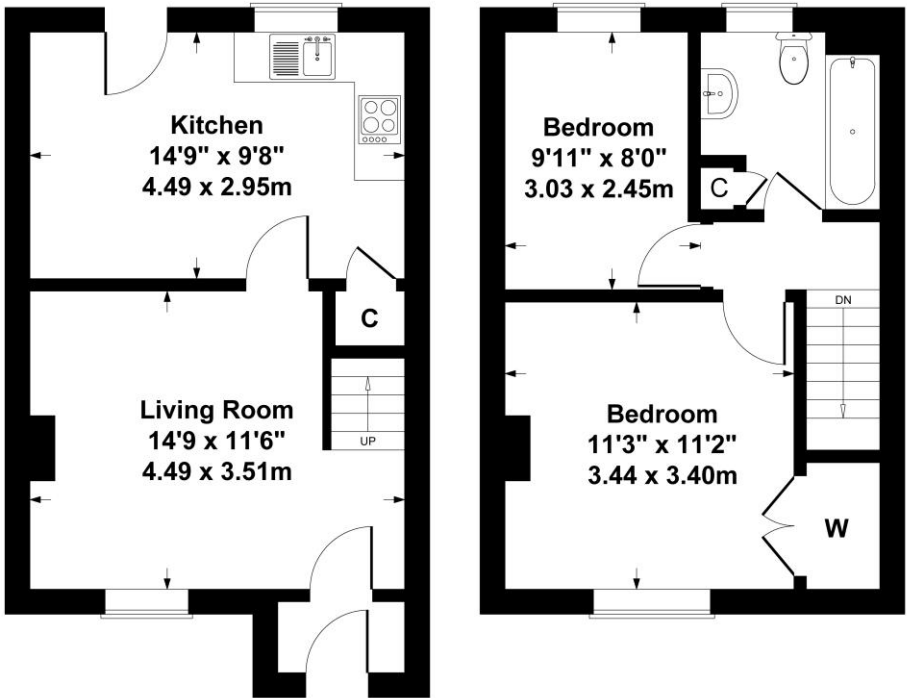
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780





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Approximate gross internal area  
House 61 sq m - 657 sq ft



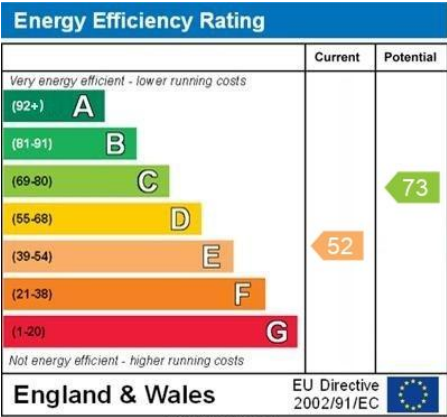
GROUND FLOOR

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. 2025



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