





RISEBER is a traditional, bay fronted semi detached home, with entrance hallway, modern fitted kitchen, a spacious open plan, living and dining room leading to the conservatory which overlooks the garden. To the first floor there are three bedrooms and the bathroom.

Externally there are gardens to the front and rear and a driveway.

LOCATION

The property is situated in Leyburn which is a thriving market town in the beautiful Yorkshire Dales, offering shops, pubs, restaurants and schools. Leyburn provides easy access to Richmond and the A1, as well as Bedale and Northallerton.

IMPORTANT INFORMATION

Postcode: DL8 5DF.

Style of property: Traditional bay fronted semi detached home.

Council tax band: C - North Yorkshire Council.

EPC Rating: D.

Heating: Gas central heating.

Parking: There is driveway parking.

Appliances included: Integrated oven and hob.

Pets: Permission for pets will need to be requested beforehand.

Term: The landlord is ideally looking for a long term tenant.

Available from: Mid July 2026.

What3words: ///remind.trend.scarecrow



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.


Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £27,000.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£207.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

Deposit: The bond for this property is £1,038.00 This will be refunded at the end of the tenancy subject to terms and conditions.

DISCLAIMER These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier informed us that any service/appliances (including central heating if fitted) referred to in this brochure operated satisfactorily but they have not been tested. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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