



Wilmarith

Quarry Hills Lane, Leyburn, North Yorkshire, DL8 5EJ



Robin Jessop

A SPACIOUS DETACHED FAMILY HOUSE WITH LARGE GARDEN TUCKED AWAY IN THE CENTRE OF LEYBURN

- Detached Family House
- Spacious Accommodation
- Flexible Layout with Four/Five Bedrooms
- Large Open Plan Kitchen Diner & Living Room
- Lawned Garden with Patio
- Town Centre Location Close to the Church
- Guide Price Range: **£500,000 - £550,000**

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.

Wilmarth is conveniently located in a secluded position, a short walk from Leyburn Market Place. The location is quiet yet accessible and several larger centres including Teesside, Harrogate and York are within a reasonable commuting distance.

DESCRIPTION

Wilmarth is a deceptively spacious, detached family house which offers flexible accommodation across two floors which is well presented throughout.

The property is entered via a useful lobby which leads through to the large, open plan kitchen, dining and living room. This impressive room features a quality fitted kitchen with central island, integrated dishwasher, Rangemaster gas cooker and space



for an American style fridge freezer. There is a cosy area for seating with French doors leading out to the rear together with ample space for a large dining table and an office area with a second set of French doors out to the front. This makes a great room for entertaining. Just off this room is a living room with multi fuel stove and feature fireplace.

An inner hall provides access to the ground floor bedroom with a walk-in wardrobe and an ensuite shower room which is fully tiled and has a basin and WC. There is also a side porch and a separate cloakroom.

Completing the ground floor is a gym which could be used as a fifth bedroom if required and would also work well as a playroom or home office.

To the first floor there are three well-proportioned double bedrooms, one of which has a dressing area and compact ensuite. There is also a house bathroom with a shower over the bath.

Externally the property is complemented by a large garden at the front which is mostly laid to lawn with established borders and shrubs. There is also ample patio space for seating and potted plants. To the sides and rear is further patio walkway with established shrubs. There is also off-road parking for several vehicles.

The property also benefits from previously having Planning Permission granted for a Victorian Style lean to canopy. This has now lapsed but it is understood that this could be extended or re-applied for. Further details and plans are available on request.

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

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.

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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

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

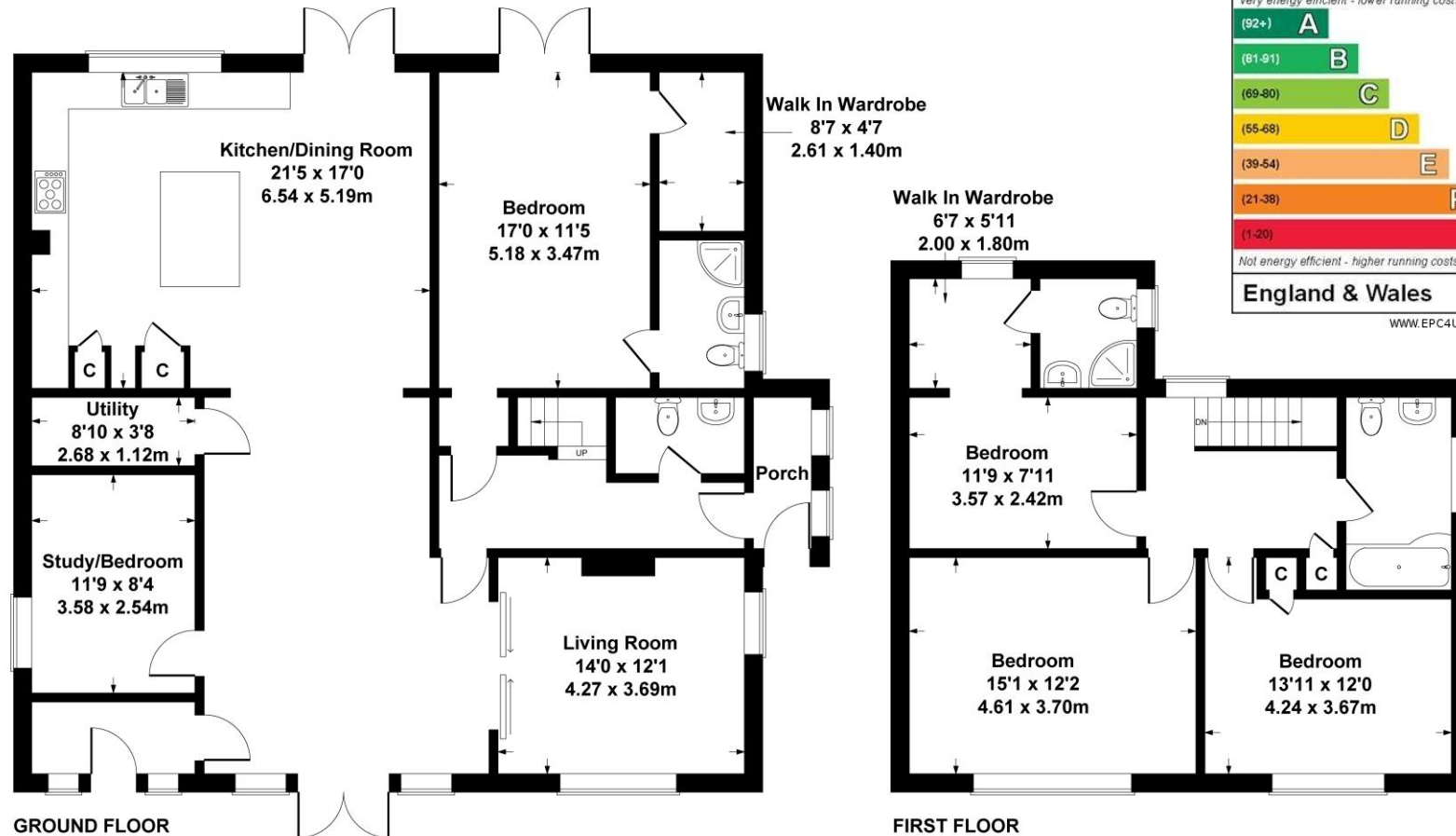
LOCAL AUTHORITY

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



Wilmarith, Quarry Hills Lane, Leyburn DL8 5EJ

Approximate gross internal area
Total 200 sq m - 2153 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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