



I Sycamore Close

Spennithorne, Leyburn, North Yorkshire, DL8 5PP



Robin Jessop

A TRADITIONAL SEMI-DETACHED HOUSE WITH PRIVATE GARDEN IN A POPULAR VILLAGE LOCATION

- Traditional Semi-Detached House
- Three Double Bedrooms
- Living Room & Snug
- Private Walled Garden
- Driveway Parking
- Popular Village Location
- No Onward Chain
- Guide Price: £275,000

SITUATION

Leyburn 2 miles. Bedale 10 miles. A1 interchange at Leeming bar 12 miles. Northallerton 17 miles. Hawes 18 miles. Both Newcastle and Leeds Bradford Airports are a one-hour drive approximately from the property.

1 Sycamore Close is extremely well placed on the fringe of the Spennithorne. The village is well placed within easy reach of the market towns of Leyburn, Bedale and Hawes where there is a range of shops, cafes, pubs and activities. There is a thriving village pub a short walk from the property together with a primary school and the location on the outskirts of the Yorkshire Dales National Park is very popular for walking and cycling.

DESCRIPTION

1 Sycamore Close is a traditional semi-detached family home enjoying a very private position within a residential cul-de-sac. The property is well presented and offers light airy accommodation across two floors. The property is entered into via a useful side porch which leads to an inner hall with the staircase up to the first floor. Leading through is the spacious living room which has a multi fuel burning stove set within a stone surround with a window overlooking the garden at the front. There is a snug with French doors out to the patio and a kitchen diner.



The kitchen diner has under floor heating and features a good range of fitted modern units with a integrated dishwasher, oven with grill and a hob with extractor over together with space for a large fridge freezer. There is space for a dining table and a door leading out to the garden. Usefully, there is a separate utility area which is plumbed for a washing machine and a separate cloakroom.

To the first floor there are three bedrooms, two of which are large doubles with fitted wardrobes and a small double bedroom. The house bathroom is modern and fully tiled with a WC and hand basin set within a vanity unit, and a bath with shower over.

Externally the property is complemented by a private walled garden to the rear which is laid to lawn with a patio and raised flower beds with an established specimen tree. There is a useful storage shed and store. To the front of the property is a further garden and a driveway providing off-road parking for 3 vehicles.

Overall, 1 Sycamore Close would make an excellent family home and an early visit is advised to appreciate the privacy of the property.

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.

[///slope.witless.milk](http://slope.witless.milk)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

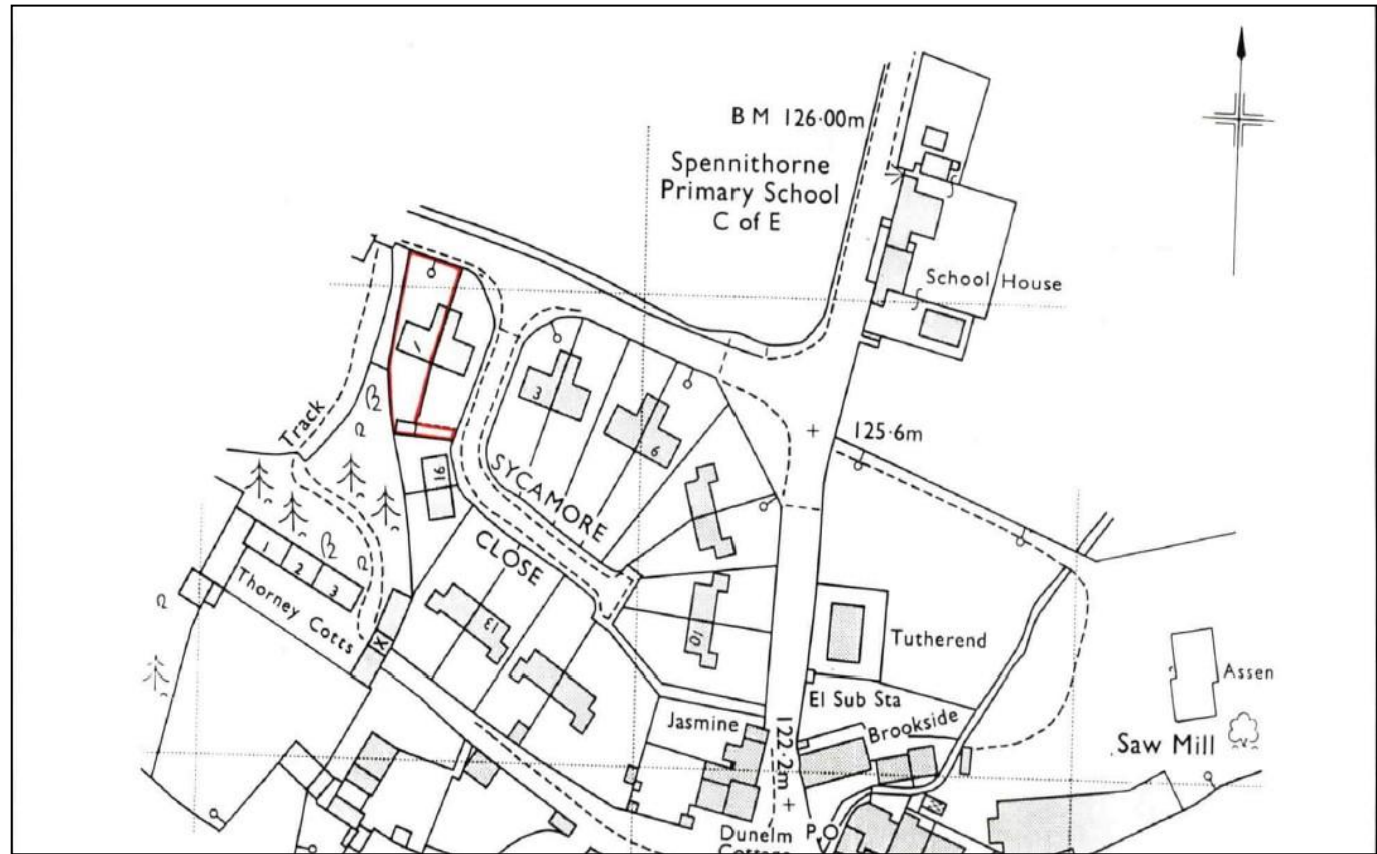
Band C.

SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

LOCAL AUTHORITY

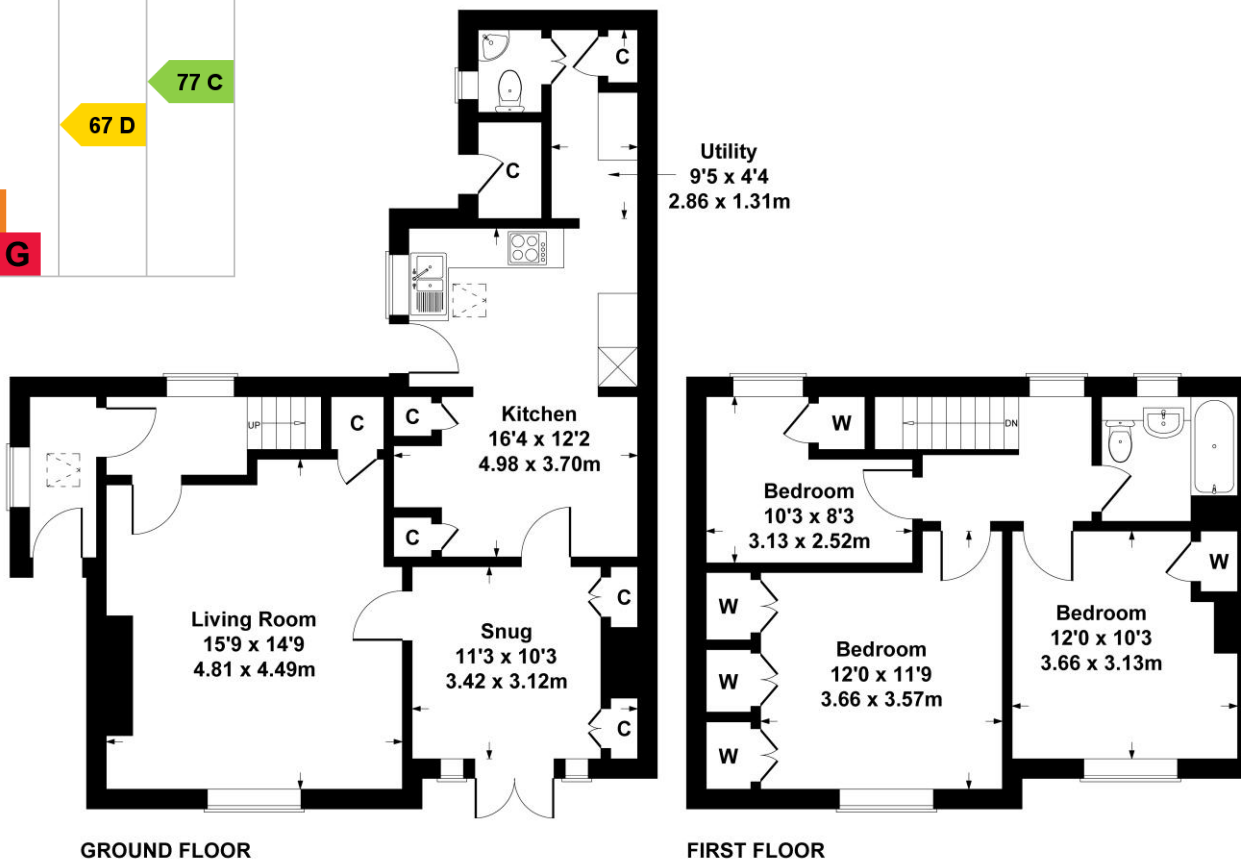
North Yorkshire Country Council, County Hall, Northallerton, DL7 8AD



1 Sycamore Close, Spennithorne

Approximate gross internal area
House 112 sq m - 1206 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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

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