



LEYBURN • DL8 5DX

2 Woodside

Guide Price £290,000 - £320,000 | 3 C

AT A GLANCE

- | | | |
|----------------------------------|-----------------------|----------------------|
| ✓ Immaculate Semi Detached House | ✓ 3 Good Bedrooms | ✓ Lovely Views |
| ✓ Living Room | ✓ Kitchen/Diner | ✓ Utility Room |
| ✓ Bathroom & Downstairs WC | ✓ Front & Rear Garden | ✓ Off Street Parking |
| ✓ Good Sized Garage | | |

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Immaculate Semi Detached House

2 Woodside is an immaculate 3-bedroom property located in a prime position on the quiet Cul de sac in the market town of Leyburn.

Leyburn has a thriving community with excellent amenities such as shops, pubs, restaurants, schools and churches. It also benefits from sports facilities, children's play areas, a health centre and still holds a weekly outdoor market on a Friday. There is also easy access to Richmond, Bedale, Northallerton and the A1.

Upon entering the property from the front, you are greeted with a light and airy entrance hall, lovely light living room and good-sized kitchen/diner. There is also a handy utility and separate WC to the ground

floor. On the second floor there are 2 large double bedrooms, a good single bedroom which is currently being utilized as a study and a modern family bathroom.

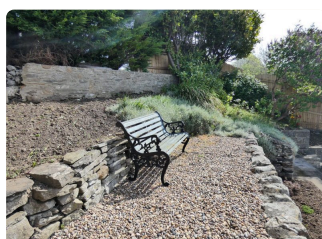
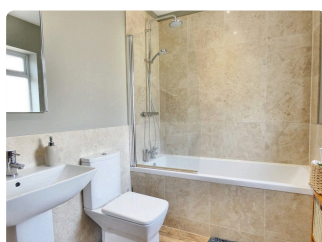
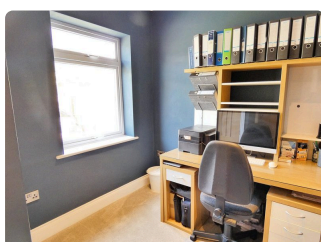
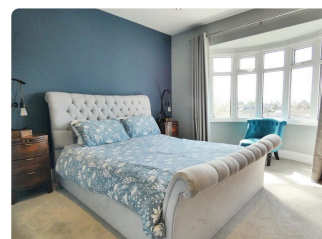
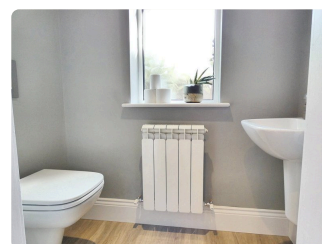
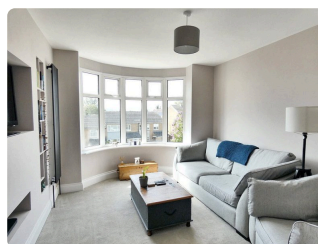
Outside to the front there are steps up to the property and a South facing suntrap lawn and flowerbeds. There is a driveway provide private off-road parking for 2 vehicles. There is also a garage providing handy storage with power and light. To the rear is a lovely, terraced garden with lawns, flowerbeds, well established shrubs and bushes and a gravelled suntrap seating area providing pleasant views over the rooftops.

2 Woodside would make an excellent family home or investment property.

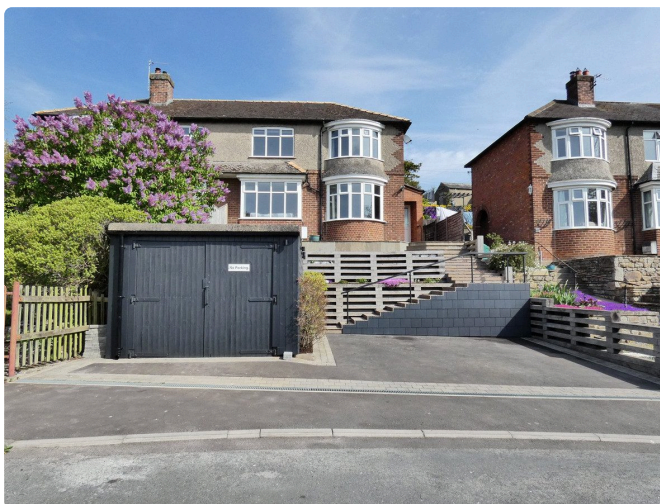
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3 Good Bedrooms

Every room, inside and out



GALLERY



“

Lovely Views

THE ACCOMMODATION

A room-by-room schedule



Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Fitted carpet. Victorian style radiator. Frosted window to side.

Living Room

Lovely light room. Fitted carpet. 2 Vertical radiators. Media wall. Large bay window to the front.

Kitchen/Diner

Engineered oak flooring. Dining area to the front. Beautiful fitted kitchen. Good range of units. Composite worktop. Stainless steel sink. Electrolux electric oven with gas hob. Extractor hood. Integrated fridge. Integrated dishwasher. Large window to front. Window to rear.

Utility Room

Vinyl floor. Electric under floor heating. Plumbing for washing machine. Space for freezer. Radiator. 2 Windows to the rear.

Downstairs WC

Vinyl floor. Electric under floor heating. WC. Wash basin. Extractor fan. Frosted window to side.

02 FIRST FLOOR

Stairs and Landing

Fitted carpet. Radiator. Access to insulated and boarded loft. Window to rear.

Bedroom 1

Large double bedroom. Fitted carpet. Radiator. Far reaching views. Window to front.

Bedroom 2

Good double bedroom. Fitted carpet. Radiator. Bay window to front with far reaching views.

Bedroom 2

Good double bedroom. Fitted carpet. Radiator. Bay window to front with far reaching views.

Bedroom 3

Single bedroom currently used as a study. Fitted carpet. Radiator. Overstairs storage cupboard. Window to rear.

Bathroom

Wood effect tiled flooring with underfloor heating. Partially tiled walls. Heated towel rail. WC. Washbasin. Rainfall shower over bath. Frosted window to rear.

03 OUTSIDE

Front Garden

South facing. Flag stone steps up to property. Raised lawn, ideal to sit out and enjoy the sunshine. Flowerbeds.

Rear Garden

Sun trap terraced garden. Lawns and flower beds. Gravelled seating area with stunning views. Rear gate leading to Richmond road.

Parking

Private tarmac drive allowing for two parking spaces.

Garage

7'3" 15'11"

Great storage with power and light.

04 AGENTS NOTES

Services

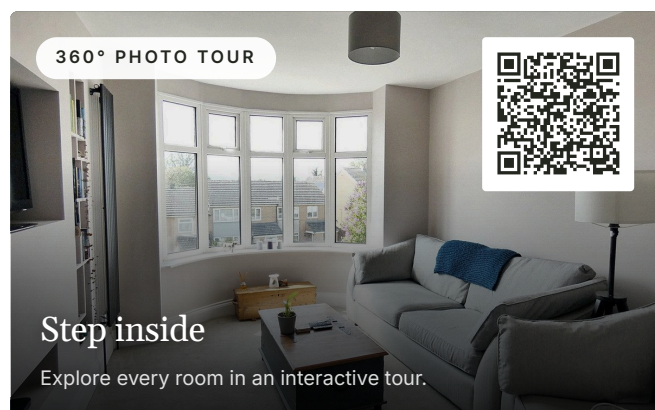
Mains Electric, water and drainage. No history of flooding. Broadband: Basic 17 Mbps. Superfast 238 Mbps.

ONLINE ONLY

There's more on the website



Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS



EPC - 11th April 2024

PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

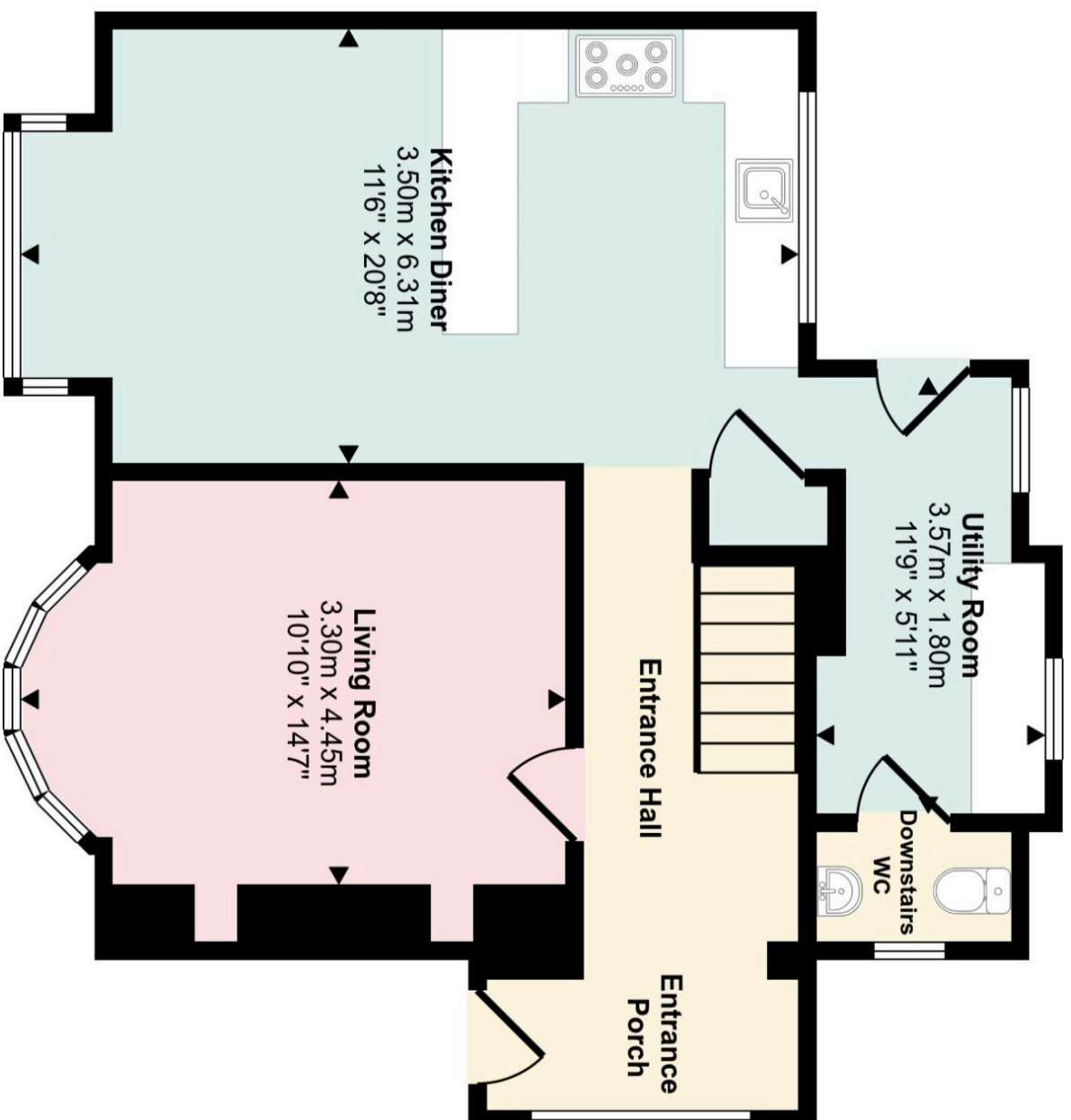
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 2 Woodside properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

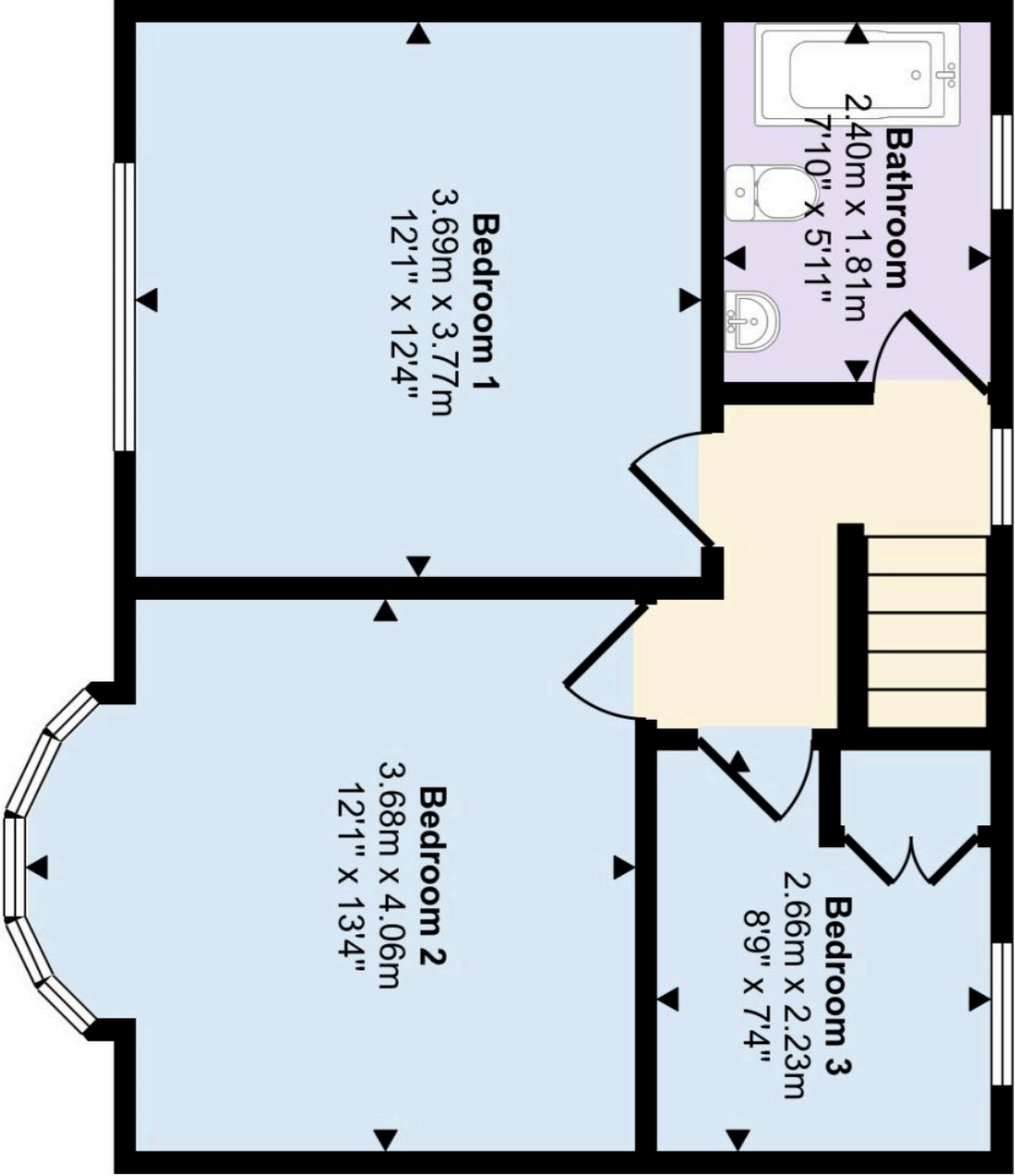


ASK FOR THE
VIDEO VIEWING



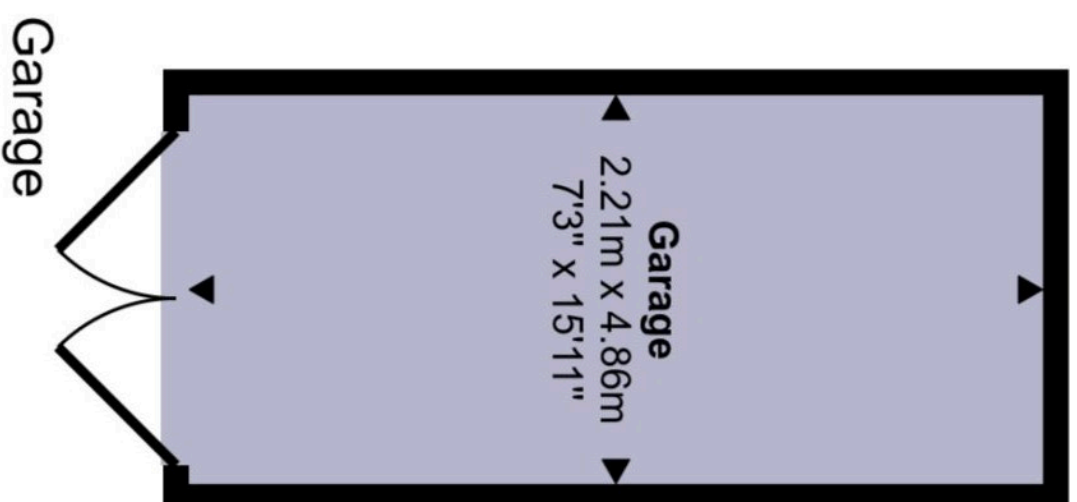
Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

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