



11 Richmond Road
Leyburn, North Yorkshire, DL8 5DR



Robin Jessop

A DECEPTIVELY SPACIOUS SEMI-DETACHED HOUSE REQUIRING UPDATING IN A TOWN CENTRE LOCATION

- Semi-Detached House
- Three Bedrooms
- Updating Required Throughout
- Driveway Parking & Single Garage
- Chain Free
- Guide Price: Offers in Excess of £185,000

SITUATION

Leyburn Market Place 5-minute walk. Bedale 8 miles. Richmond 9 miles. A1(M) Interchange at Leeming 9 miles. Northallerton 18 miles.

The property is situated in a very convenient town centre location close to a range of local amenities. Leyburn is a thriving Market Town which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist as well as both primary and secondary schools. The location makes commuting to larger centres of Northallerton, Teesside and York within reasonable distance.

DESCRIPTION

11 Richmond Road is a traditional semi-detached house which stands well close to the centre of Leyburn. The property requires updating throughout and would benefit from upgrading the central heating system. It offers excellent potential as a first-time home or investment property.

The ground floor accommodation comprises of a cosy living room with bay window to the front, a large kitchen diner with sliding doors to the rear yard, a cloakroom and an office/store room. Usefully, an internal door leads into the attached garage which has plumbing for a washing machine and dryer.

To the first floor there are three bedrooms and a house bathroom with accessible shower cubicle, WC and basin.

Externally the property is complemented by an attached garage, driveway parking and low maintenance garden at the front and rear.



The property offers excellent potential, and an early viewing is advised.

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.

[///tonic.seagulls.renewals](https://what3words.com/tonic.seagulls.renewals)

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. Broadband connection available.

LOCAL AUTHORITY

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



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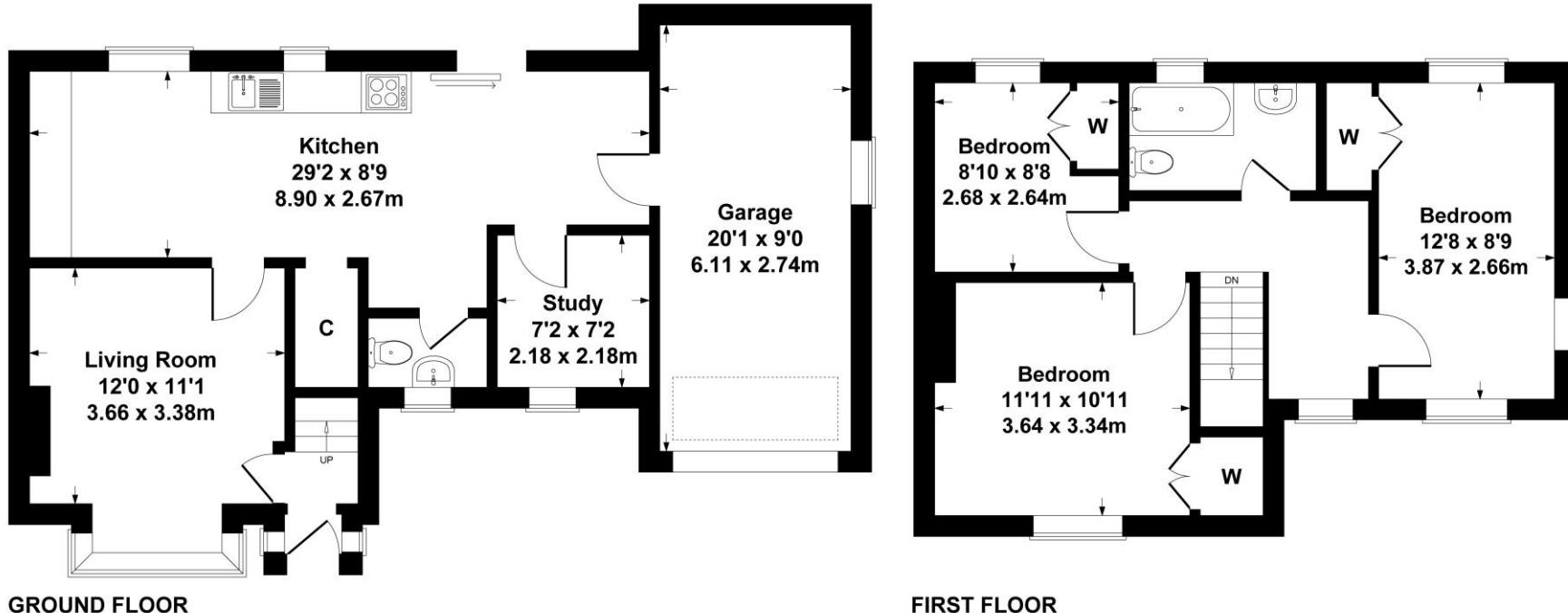


Approximate gross internal area

House 98 sq m - 1055 sq ft

Garage 17 sq m - 183 sq ft

Total 115 sq m - 1238 sq ft



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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