4 Harmby Road

Leyburn, North Yorkshire, DL8 5EU

RobinJessop

A TRADITIONAL SEMI-DETACHED HOUSE CLOSE TO LEYBURN TOWN CENTRE

- Semi-Detached House
- Three Double Bedrooms
- Convenient Town Location
- Garage & Driveway Parking
- Low Maintenance Front Garden
- Guide Price Range: £200,000 - £225,000

SITUATION

Leyburn Centre 5 minutes' walk. Bedale 10 miles A1 Interchange at Leeming 12miles, Darlington 21 miles (All distances are approx.)

This semi-detached property is attractively situated in an accessible residential location in the desirable rural market town of Leyburn. Leyburn is a busy traditional market town with a wealth of local amenities and services including a range of independent shops, a popular deli, doctor and dentist surgeries and primary and secondary schools.

The property is well placed and within reasonable commuting distance to the larger centres of Northallerton, Teesside, Harrogate and York.

DESCRIPTION

4 Harmby Road is a traditional, semi-detached house located in a convenient position in Leyburn, a popular Market Town. The property is in good order with some updating required.

The property is entered into the kitchen diner which was added in 2021 and offers a wide range of fitted wooden units complemented by integrated appliances and ample space for a dining table. Usefully, there is a separate utility room which is plumbed and has a WC.

Leading through is a dining room with a bay window to the front and a living room with an open fire. There is also a lobby with a staircase leading up to the first floor.

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

Externally the property is complemented by a low maintenance front garden with ample space for potted plants and shrubs. To the rear is a flagged area of patio with driveway parking and a single garage which provides additional storage or parking.

Overall, 4 Harmby Road would make an excellent full-time home in a popular town location.

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

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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 C.

SERVICES

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

LOCAL AUTHORITY

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

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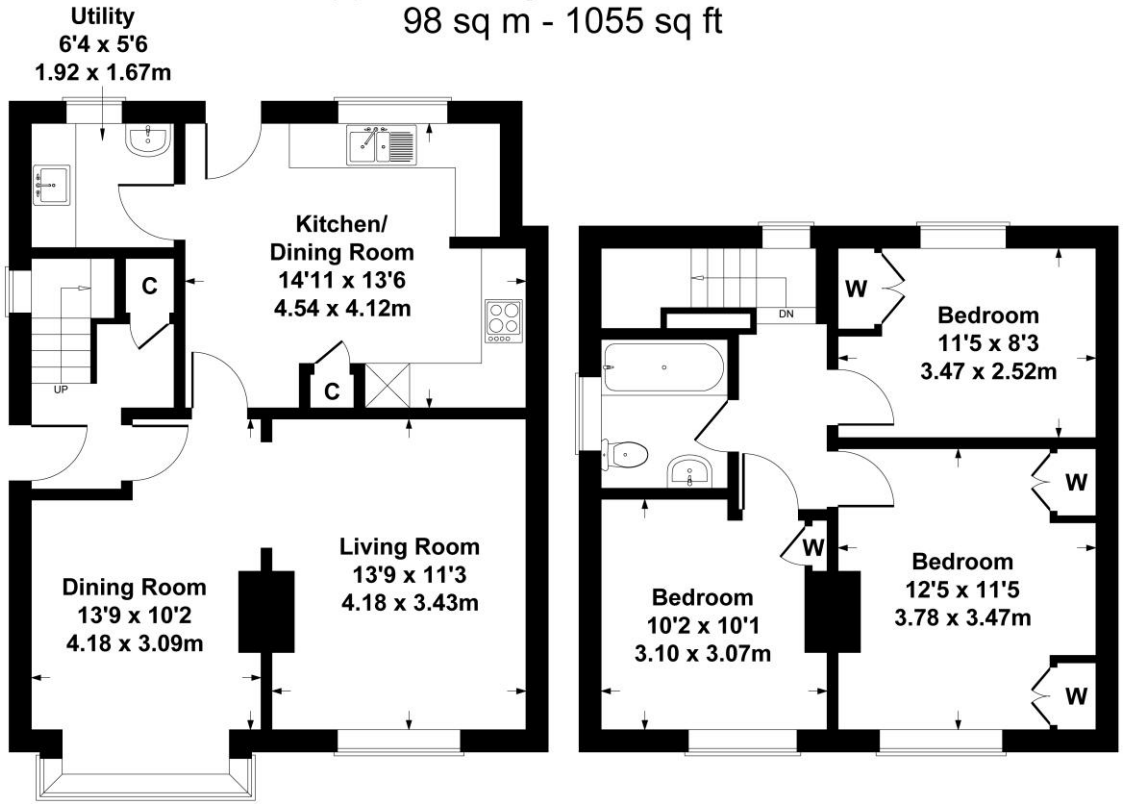
Approximate gross internal area
98 sq m - 1055 sq ft



GROUND FLOOR **FIRST FLOOR**

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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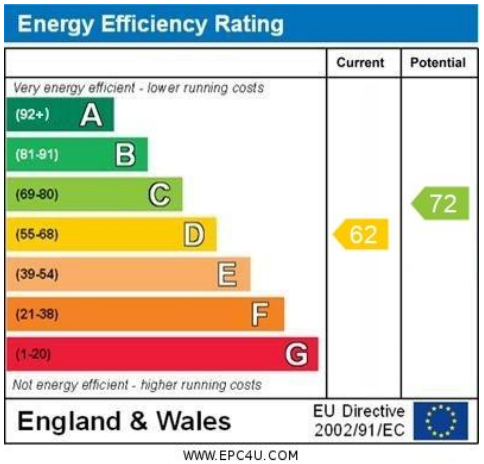

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