



11 Heather Court, West Witton, Leyburn, DL8 4AU
Offers over £450,000



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BEAUTIFULLY PRESENTED, Light-filled & 'B' Energy Rated Home with adjoining GARAGE/WORKSHOP & GARDEN overlooking open countryside - Great VIEWS. High Specification, 2021 Built with fabulous a 9.61m/31'6" KITCHEN/DINING & DAY ROOM, SITTING ROOM, HALL & WASHROOM/WC; 3 Double BEDROOMS (Potential to configure as a 4 BED - see floor plan), En Suite SHOWER ROOM & 'House' BATH & SHOWER ROOM. GARAGE/WORKSHOP plus 3-Vehicle PARKING – VERY HIGHLY RECOMMENDED.

West Witton straddles the A684 between Leyburn & Aysgarth - in the middle of beautiful Wensleydale. There's a shop, church, The Fox & Hounds pub & The Wensleydale Heifer restaurant & hotel. Set among stunning scenery, there is much to enjoy & explore. Stunning views to the river valley. The market towns of Leyburn (about 4 miles), Hawes & Richmond (about 13 miles) have a wide selection of facilities.

HALL 2.31m x 1.65m (7'6" x 5'4")

Staircase to first floor & deep store cupboard also housing pressurised hot-water cylinder. Upvc double-glazed sash window to side.

SITTING ROOM 4.95m x 2.90m (16'2" x 9'6")

A cosy room with chimney inset E-studio Gazco living-flame remote control electric fire, LED ceiling down-lights, quality Oak effect laminate flooring & Upvc double-glazed sash windows to front & rear.

KITCHEN/DINING & DAY ROOM 9.61m x (2.79m min) 3.70m max (31'6" x (9'1" min) 12'1" max)

FABULOUS: Fitted with an extensive range of under-lit 'Porcelain white' cupboards & drawers, island unit with cupboards, worktops with 'Granite white' sink & Quooker 5-way boiling tap with cube filter (Chilled sparkling &/or plain water). Integrated Bosch electric oven & combo-microwave, Bosch 80cm ceramic hob with glass splash-back & stainless-steel extractor over, integrated Bosch dishwasher, NEFF fridge & freezer & AEG Washer/Dryer. LED ceiling down-lights & quality Oak effect laminate flooring. Upvc double-glazed sash windows to front & rear, & Upvc double-glazed bi-folding doors to Rear Garden.

INNER VESTIBULE

Built-in under-stair store cupboard.

WASHROOM/WC

Villeroy & Boch sanitary wear with vanity unit, quality laminate flooring. Upvc double-glazed sash window to rear.

FIRST FLOOR LANDING

Built-in store cupboard. Upvc double-glazed sash window to rear.

BEDROOM 1 (Great VIEWS) 4.95m x (2.78m min) 3.86m max (16'2" x (9'1" min) 12'7" max)

A dual aspect room with Upvc double-glazed tilt-&-slide sash windows, & quality Oak effect laminate flooring.

BEDROOM 2 (Great VIEWS) 3.47m x 2.61m (3.93m x 3.47m incl en suite) (11'4" x 8'6" (12'10" x 11'4" incl en suite))

Again a dual aspect room with Upvc double-glazed tilt-&-slide sash windows, & quality Oak effect laminate flooring.

En Suite SHOWER ROOM 2.37m x 1.23m (7'9" x 4'0")

Full-width (Electric) shower cubicle, Villeroy & Boch sanitary wear with vanity

unit, touch-sensor lit mirror cabinet, LED ceiling down-lights, heated towel rail, splash tiling & tiled floor.

BEDROOM 3. 3.84m max (2.80m min) x 2.11m min (12'7" max (9'2" min) x 6'11" min)

Currently used as an OFFICE: Built-in wardrobe cupboard (1.44m x 0.95m/4'8" x 3'1") Upvc double-glazed tilt-&-slide sash window to front.

Potential BEDROOM 4.

Originally designed with 4 bedrooms,

'House' BATH & SHOWER ROOM 3.08m x 1.71m (10'1" x 5'7")

Dual-ended bath with integrated shower head, full-width shower area with rainfall shower head & hose, Villeroy & Boch sanitary wear with vanity unit, LED mirror cabinet with Bluetooth speakers, LED ceiling down-lights, heated towel rail, tiled walls & floor.

OUTSIDE

Attractive boundary (new) dry-stone walling & 3-car block-set parking drive leading to:

Adjoining GARAGE/WORKSHOP 5.81m x 2.94m (19'0" x 9'7")

Double doors to front & door to rear. Lighting, 2 double power sockets & over-storage.

FRONT GARDEN

A dry-stone enclosed, stone-flagged sun trap patio area. Gate to:

REAR GARDEN

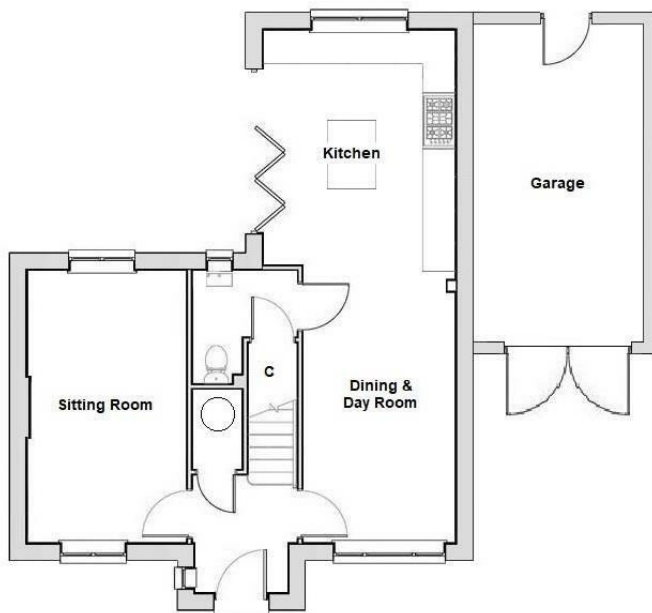
Wonderful VIEWS: Stone-flagged patio & lawn bounded by dry-stone walling. Double power socket, cold-water tap, outside light point & Air Source Heat pump.

NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: EER B-83
- (4) Heating & Hot Water via Air Source Heat pump
- (5) Double-glazed
- (6) LABC Warrant to 2031



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	83	
(69-80) C		
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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