



No. 1, 2 & 3 Givenwood Court,
Leyburn, North Yorkshire, DL8 5FG


Robin Jessop

EXCLUSIVE DEVELOPMENT OF THREE NEW BUILD DWELLINGS IN THE HEART OF LEYBURN.

- Individually Designed New Dwellings
 - Bungalow & One House
 - Detached House With Large Plot
 - Well Designed To Accommodate Modern Living
 - 2 & 3 Bedrooms
 - Private Gardens
 - Driveway Parking
 - Popular Town Location
 - Guide Price: £330,000 - £375,000.
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SITUATION

Leyburn Town Centre 1 minute walk. Richmond 9 miles. Bedale 11 miles. A1(M) Interchange at Leeming 12 miles. Northallerton 19 miles. Teesside 40 miles. Harrogate 43 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

Leyburn is a thriving Market Town which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist surgery as well as both primary and secondary schools. The bustling town also benefits from various clubs and regular bus services to Richmond, Bedale and Northallerton.

DESCRIPTION

This is a great opportunity to purchase an exclusive architect designed property from A R Calvert, an excellent local building company.

This exclusive development comprises three deceptively spacious properties that are well designed and laid out to accommodate modern family living, being superbly positioned in the heart of Leyburn.

PLOT 1 - Guide Price £330,000

A two bedroom semi-detached accessible bungalow with single garage, courtyard garden and private parking. The property will



feature high-quality fixtures and fittings including a large lounge with wood burning stove. The property extends to 1023ft².

Externally the property benefits from an elevated flagged patio area to the rear perfect for seating, and a small lawned area to the front. There is also a large garage which can be accessed externally and internally through the utility.

PLOT 2 – Guide Price £360,000

A three bedroom semi-detached house with large garage and driveway parking. The property will feature high quality fixtures and fittings throughout.

The spacious accommodation includes a large kitchen and breakfast area, a dining and living space with wood burning stove, utility room, three double bedrooms, one with ensuite and a modern family bathroom. The property extends to 1367 ft².

PLOT 3 – Guide Price £375,000

This comprises a detached two-bedroom house with a small patio area to the rear, a single garage and private driveway. The property will feature high-quality fixtures and fittings throughout.

The accommodation comprises a large dining kitchen with vaulted ceiling, dining/living room, downstairs wc, two bedrooms, one with ensuite and a modern family bathroom. The property extends to 1130 ft².

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 whole site are shown edged red on the plan within this brochure.

WHAT3WORDS

///messy.router.concerned

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

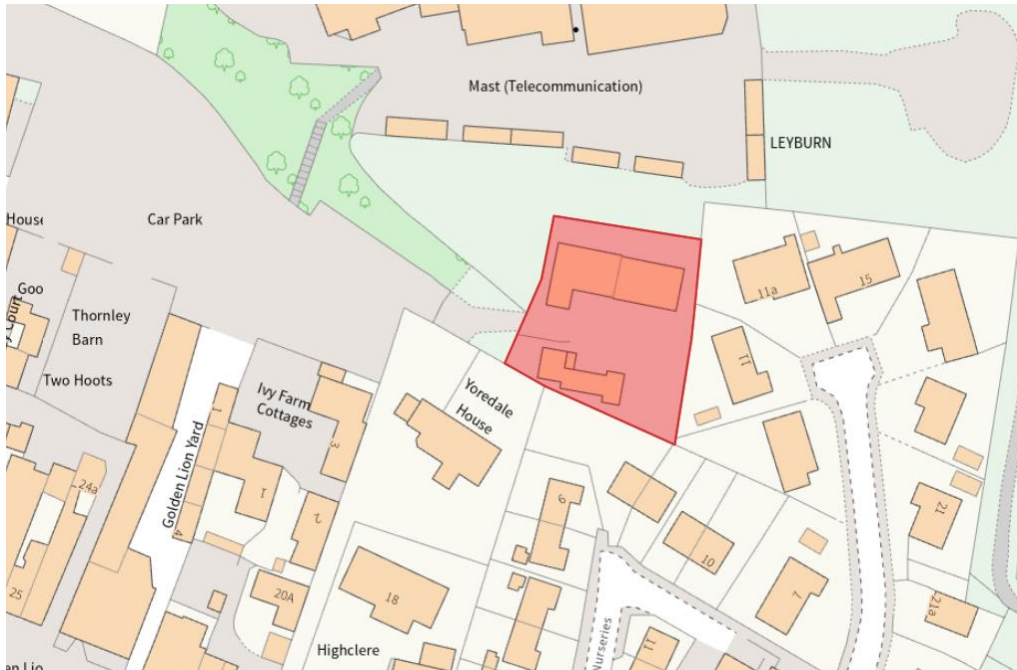
Not Banded Yet

SERVICES

Mains electricity. Mains water. Mains drainage. Air Source heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8 AD.



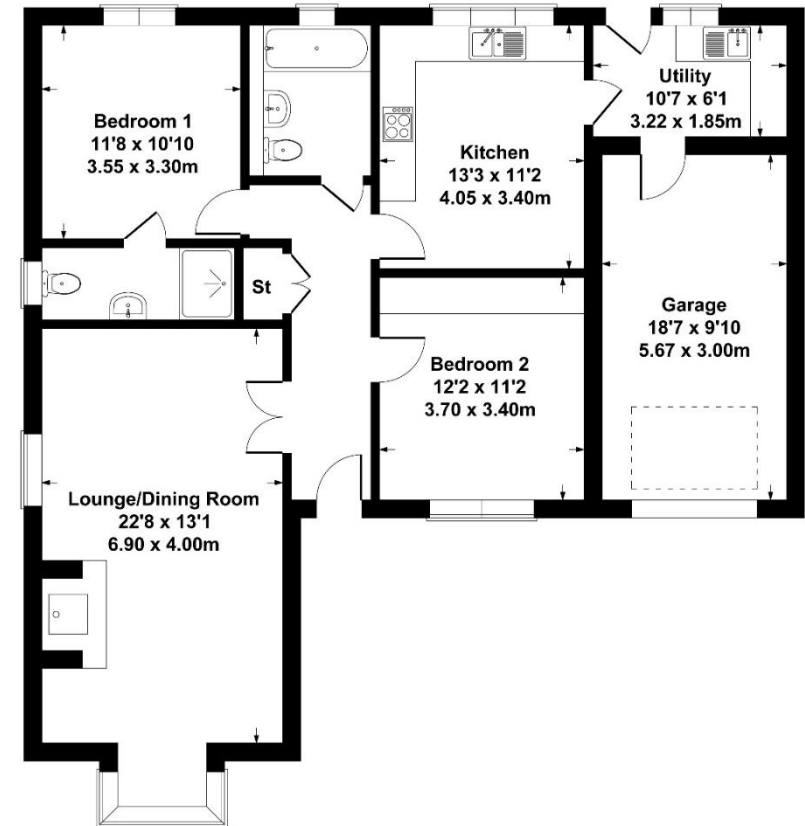
Plot 1, Leyburn

Approximate gross internal area

House 95 sq m - 1023 sq ft

Garage 18 sq m - 194 sq ft

Total 113 sq m - 1217 sq ft



GROUND 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.

Produced by Potterplans Ltd. 2026

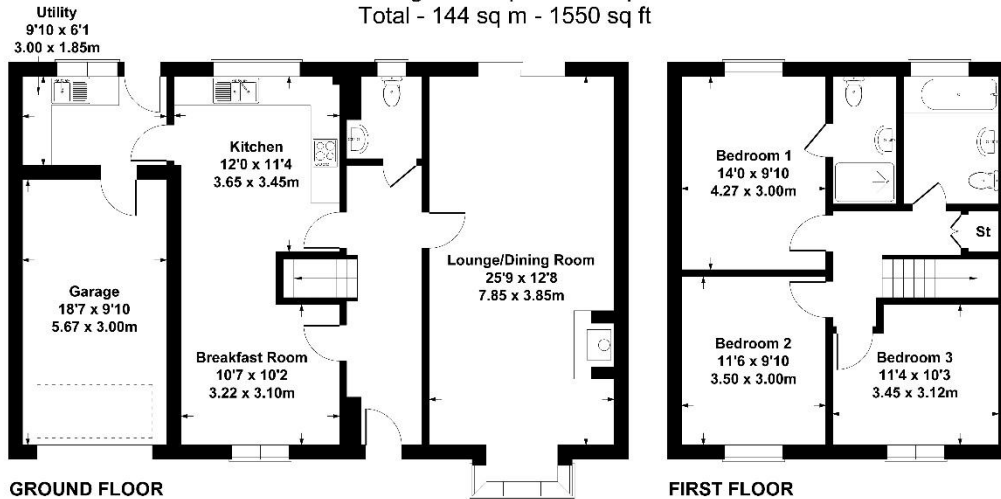
Plot 2 Leyburn

Approximate gross internal area

House - 127 sq m - 1367 sq ft

Garage - 17 sq m - 183 sq ft

Total - 144 sq m - 1550 sq ft



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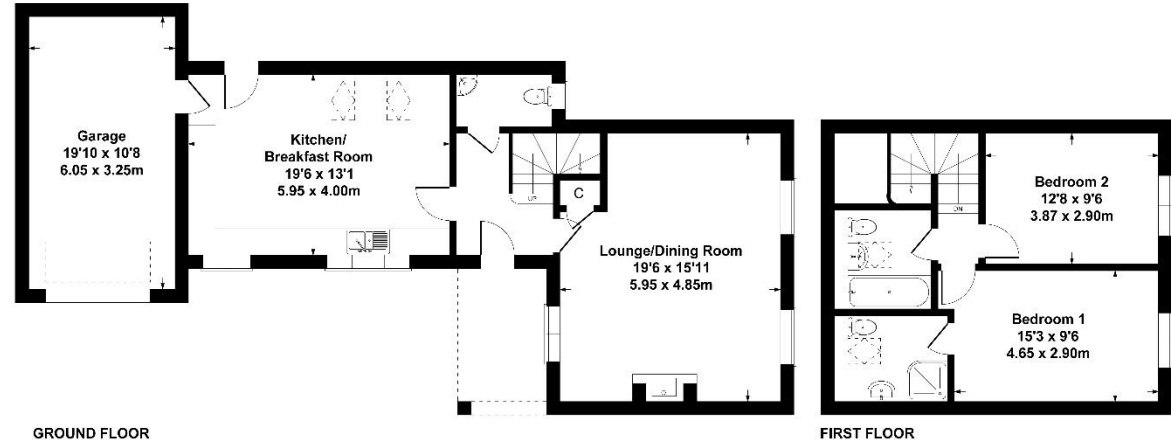
Plot 3 Leyburn

Approximate gross internal area

House 105 sq m - 1130 sq ft

Garage 20 sq m - 215 sq ft

Total 125 sq m - 1345 sq ft



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