



Elm Lea, 3 The Mount
Leyburn, North Yorkshire, DL8 5JA

AN ATTRACTIVE EDWARDIAN TERRACED HOUSE A SHORT WALK FROM LEYBURN MARKET PLACE

- Traditional Edwardian Terraced Property
- Three/Four Bedrooms
- Character Features Retained Throughout
- Sympathetically Modernised
- Enclosed Courtyard Garden & Front Garden
- Stone Outbuilding/ Store
- Single Garage Providing Parking
- Rooftop Views to Middleham Moor
- Guide Price: **£350,000**

SITUATION

Richmond 9 miles. Bedale 11 miles. Hawes 17 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, a community arts centre and the renowned Tennants Auctioneers. The bustling town also benefits from various clubs and regular bus services to Richmond, Bedale and Northallerton.

3 The Mount is conveniently situated in an elevated position on the eastern fringe of Leyburn, a walk from the towns Market Place. The location is accessible and several larger centres including Teesside, Harrogate and York are within a reasonable commuting distance.



DESCRIPTION

3 The Mount is a traditional stone built Edwardian terraced house which has been well maintained and updated throughout to offer comfortable, light and airy accommodation across three floors.

The property is entered via a useful lobby into a welcoming reception hall with traditional exposed timber floor and staircase with original Edwardian bannister leading up to the first floor. To the left is a traditional living room with wooden floor, coving and picture rails together with a bay window to the front and an open fire set within a marble and tiled surround. There is a dining room with cupboards set into the alcoves, a feature fireplace and French doors leading out to the rear courtyard.

Just off the dining room is the kitchen which features an excellent range of wall and base units which are complemented by wooden worktops, a ceramic sink, integrated appliances and a gas Range cooker. Usefully, completing the ground floor is a utility room which is plumbed and has a separate cloakroom.

To the first floor there are three double bedrooms and two bathrooms. The two larger rooms have fitted wardrobes, and the house bathroom is large with a shower over the bath and fitted vanity storage.

To the second floor there is a useful attic room which is currently used as an office. This could be used as a fourth bedroom if required however there is limited head height in places. There is also ample eaves storage.

Externally the property is complemented by a front garden with path leading up to the property and a rear walled courtyard with stone built potting shed/store and ample space for seating and potted plants. Access to the rear is via a private lane. Usefully, a short walk from the property is a single garage which provides excellent storage and can be used as parking if required.

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 property are shown edged red on the plan within this brochure. The area shaded red is the property, brown is the private lane at the rear and yellow is access to the garage.

WHAT3WORDS

///animal.weaved.blindfold

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

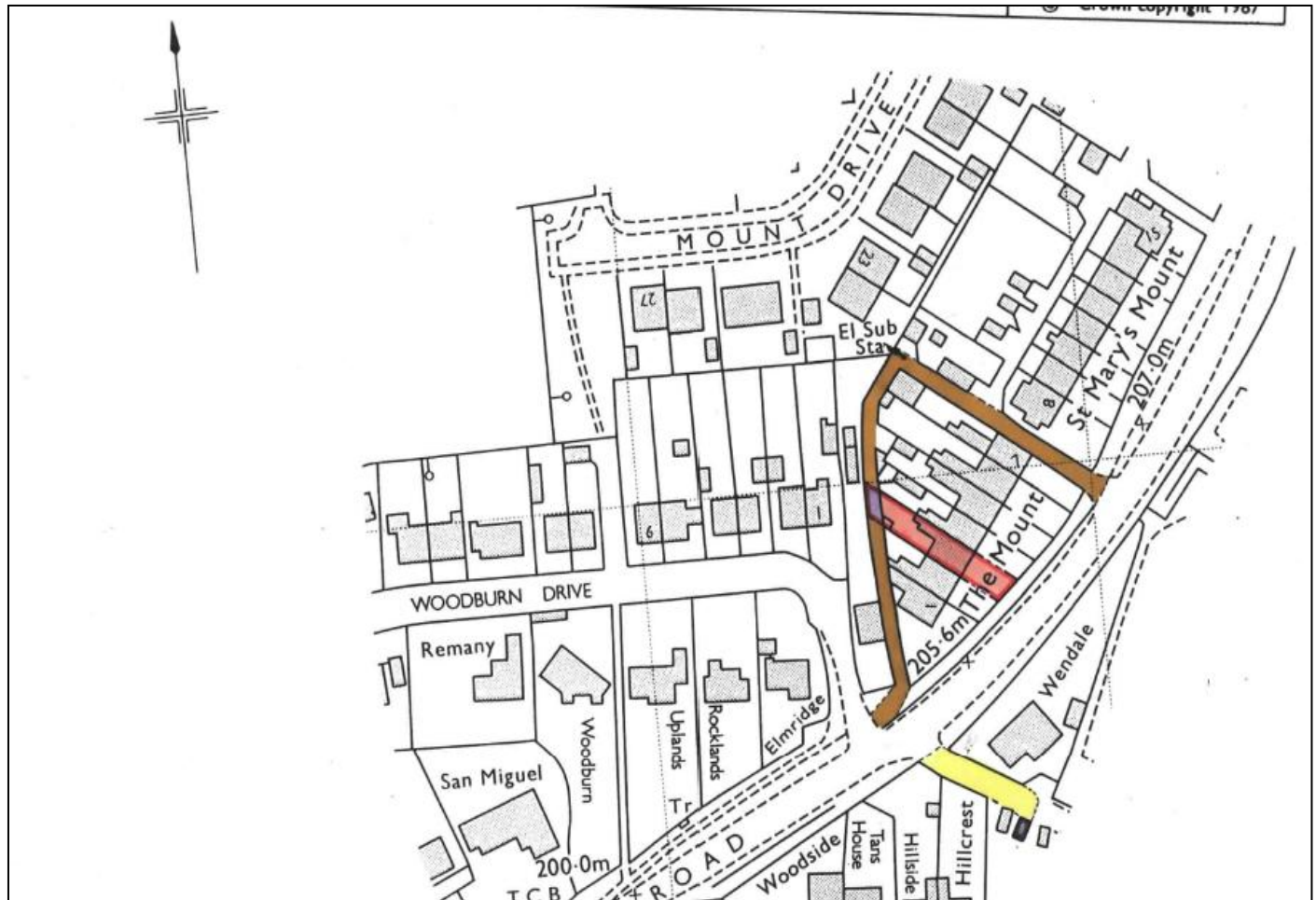
Band D.

SERVICES

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

LOCAL AUTHORITY

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



3 The Mount, Leyburn

Approximate gross internal area
House 142 sq m - 1528 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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