



## 22 STATION RISE LEYBURN, NORTH YORKSHIRE, DL8 5BZ

A NICELY SITUATED MODERN SEMI DETACHED FAMILY HOUSE AT THE HEAD OF A CUL-DE-SAC CLOSE TO LEYBURN MARKET PLACE. BUILT BY YORVIK HOMES IN 2019.

Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Driveway for two cars, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing, NHBC Guarantee. Full Planning Permission for TWO STOREY GABLE EXTENSION and GARAGE CONVERSION. EER B84

**Guide Price £290,000**



# 22 Station Rise

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The Accommodation comprises:

## **GROUND FLOOR**

### **ENTRANCE HALL**

Radiator, oak effect laminate floor. Entrance door to front. Door to Lounge.

### **LOUNGE**

4.33m x 3.70m (14'2" x 12'2"). Telephone point, television point, radiator, venetian style window shutters. Double glazed window to front. Doors to Entrance Hall and Kitchen/Dining Room.

### **KITCHEN/DINING ROOM**

3.90m x 4.75m (12'10" x 15'7") (maximum measurements). One and a half bowl ceramic sink unit with chrome mixer tap, oak effect laminate work surfaces, light grey cupboards and drawers, built-in electric oven and gas hob with glass splashback and stainless steel extractor hood over, built-in dishwasher, fridge/freezer space, plumbing for washing machine, concealed wall mounted gas fired boiler, ceiling LED spotlights, oak effect laminate floor, radiator. Double glazed double doors

to Rear Garden. Double glazed window to rear. Doors to Lounge and Cloakroom/WC.

### **CLOAKROOM/WC**

Pedestal wash hand basin with tiled splashback, low level WC, radiator, oak effect laminate floor, extractor fan, understairs cupboard. Door to Kitchen/Dining Room.

## **FIRST FLOOR**

### **LANDING**

Radiator, storage cupboard. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom/WC.

### **BEDROOM 1**

4.01m x 2.66m (13'2" x 8'9"). Television point, radiator, venetian style window shutters. Doors to En-Suite Shower Room/WC and Landing.

### **EN-SUITE SHOWER ROOM/WC**

Pedestal wash hand basin with tiled splashback, tiled shower cubicle, extractor fan, low level WC, ceiling LED spotlights, chrome heated towel rail, oak effect



laminated floor. Double glazed window to side. Door to Bedroom 1.

## **BEDROOM 2**

3.11m x 2.70m (10'2" x 8'10"). Radiator, venetian style window shutters. Double glazed window to front. Door to Landing.

## **BEDROOM 3**

2.66m x 1.90m (8'9" x 6'3"). Radiator, venetian style window shutters, drop down hatch to loft space. Double glazed window to rear. Door to Landing.

## **FAMILY BATHROOM/WC**

Tiled surrounds, wash hand basin in vanity unit with white cupboards below, panelled bath with shower over and screen, extractor fan, low level WC, ceiling LED spotlights, oak effect laminate floor, chrome heated towel ladder. Double glazed window to front. Door to Landing.

## **OUTSIDE**

### **FRONT GARDEN**

Paved path to front door, gas meter box, outside courtesy light.

### **TO THE SIDE**

Block paved driveway for two cars. Electric meter box.

### **GARAGE**

5.78m x 2.75m (19' x 9'). Power connected. Up and over door to front. Hipped roof with rafter storage.

### **PRIVATE SOUTH FACING REAR GARDEN**

Enclosed by timber panel fencing. 'L' shaped lawn area, paved patio, outside courtesy light, outside power point, cold water tap, personnel gate to driveway.

### **PLANNING PERMISSION: 21/00688/FULL (GRANTED OCTOBER 2021)**

Full Planning Permission for Proposed Two Storey Gable Extension to Provide Two Additional Bedrooms at First Floor with Covered Car Parking Area at Ground Level and Change of Use of Detached Garage to Rear of Property to Create Additional Living Accommodation and Associated Alterations including increase in Height and New Window and Door Opening on the side (west elevation), New Window Opening to the Rear and Replacement of Garage Door with New Window.

#### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -  
Tel: (01748) 829100.  
North Yorkshire County Council -  
Tel: (01609) 780780.

Property Reference - 13699

Particulars Prepared - January 2022

#### IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

#### FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

#### Mortgage Referral Arrangement

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

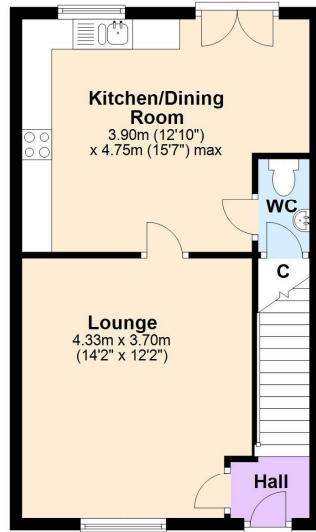
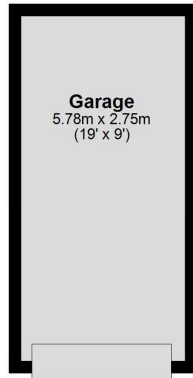
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.



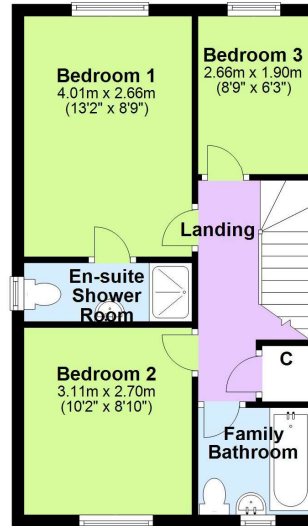
### Ground Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



### First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 96.4 sq. metres (1037.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	96
(81-91)	B	84
(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	

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