



21 Riseber, Leyburn

Offers in the Region of £325,000

Sitting at the head of this quiet cul de sac, conveniently positioned for access into the Market Place, this generously proportioned semi detached house provides well planned and spacious living spaces that will appeal to a range of buyers. To the ground floor there is a living room, a dining room, a dining kitchen and a cloakroom, whilst to the first floor there are three bedrooms and a modern shower room. Externally there is driveway parking, a garage, generous gardens and a summerhouse.

An early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hall:

Accessed through a covered lobby and a glazed door, the hallway has timber panelling, a radiator and stairs to the first floor.

Living Room:

A bright room having a large upvc double glazed bay window to the front of the property. There is a TV point, dado rails, coving, a radiator and a fireplace which houses a gas fire with a timber surround.



Dining Kitchen:

With ample space for informal dining, the kitchen is fitted with a range of wall and base units with complimenting countertops.



Integrated into the units are a gas hob and an electric oven. There is plumbing for a washing machine and a dishwasher, space for a fridge freezer, two radiators, a larder cupboard and two upvc double glazed windows. A set of double glazed doors open out to the garden.

Dining Room:

A generous room with ample space for family dining. There is a gas fire, a radiator, dado rails and an archway through to the kitchen.



Rear Hall:

A great space for keeping outdoor wear and having a radiator and a door to the side of the property.

Cloakroom:

With a WC and a window.

First Floor Landing:

With a upvc double glazed window and access to the attic room via a drop down ladder. The **Attic Room** could be used as a home office. It has a large roof window, eaves storage and an electric heater.

Bedroom 1:

A double bedroom with a range of built in wardrobes, a radiator and a upvc double glazed window to the front of the property.



Bedroom 2:

A double bedroom with a radiator and a upvc double glazed window overlooking the rear garden.



Bedroom 3:

With a radiator and a upvc double glazed window.

Shower Room:

Having a WC, a wash hand basin and a large walk-in shower enclosure with a dual headed shower.

There is a radiator, two upvc double glazed windows and an airing cupboard.



External

The property sits in a slightly elevated position at the head of a quiet cul de sac. To the front there is a lawned garden with mature borders and a gated driveway providing off street parking.

The Garage has an up and over door, a door to the garden and has power and light connected.

The generous rear garden is mainly lawned with well planted mature borders. There is a greenhouse and a summerhouse.

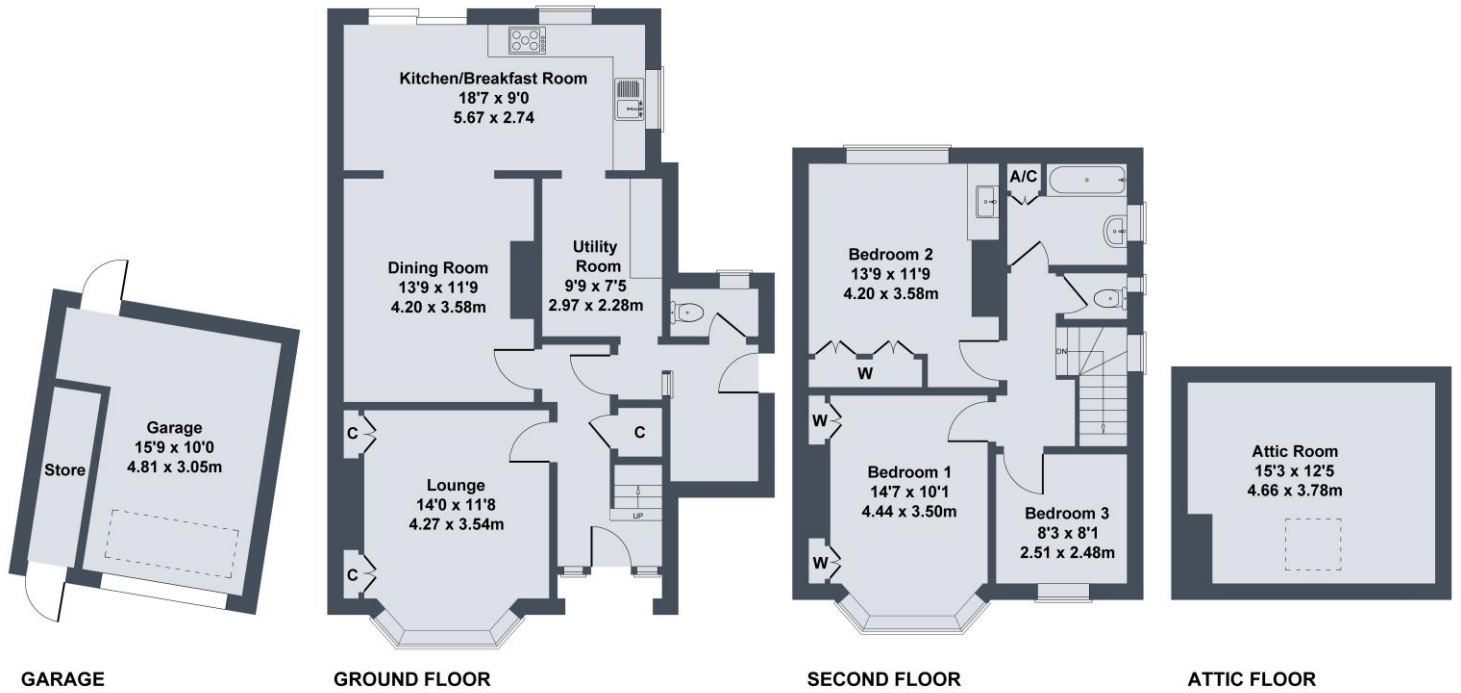


Additional Information

The postcode is DL8 5DF and the Council Tax Band is D.

The gas central heating boiler is located in the kitchen.

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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. 2024

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.