

THE OLD FIRE STATION

Shawl Terrace, Leyburn, DL8 5DA

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



A charming mid-terraced cottage in a central location close to Commercial Square & the renowned Shawl Walk.

Accommodation includes:-

- Ground Floor: Living room & kitchen/dining room
- First Floor: Double bedroom & bathroom
- Gas fired central heating
- Residents street parking

GUIDE PRICE

£180,000

SITUATION

The Old Fire Station, Shawl Terrace is situated due west of Commercial Square in the market town of Leyburn within walking distance of all of the shops and amenities together with the renowned Shawl Walk.

Leyburn is an unspoilt Market Town and has developed as the traditional centre for mid-Wensleydale and is often referred to as the Gateway to the Yorkshire Dales. The town supports an array of shops, restaurants, schools, pubs, churches and sports facilities and is well sited both for access to the A1 and the rural Dales.

DIRECTIONS

At the top end of Leyburn Market Place, head straight over the mini-roundabout on to Commercial Square. Just beyond Campbells the road continues on to Shawl Terrace and the Old Fire Station is half way up and you will see the property on the right hand side.

DESCRIPTION

The Old Fire Station comprises an attractive mid-terraced stone-built cottage in a central location, just off Commercial Square in Leyburn. The property offers a mix of character together with modern comforts and would make an ideal starter home or bolt hole in the Dales.

The original cottage is built of traditional stone under a stone slate roof and has been extended to the rear to create a spacious and modern kitchen/dining room.

The property benefits from gas fired central heating throughout. There is no external curtilage with the property but there is residents parking on the street in front of the cottage.

Accommodation

The accommodation is arranged over two floors and comprises:-

Ground Floor

Front Entrance into:-

Living Room (4.74m x 4.37 m)

With gas fire set in fireplace with timber surround, fitted glass fronted display units either side of fireplace with storage cupboards below, additional storage under the stairs, electric consumer unit and meter in high level cupboard, beamed ceiling, radiator, tv point, smoke alarm and fitted carpet. Open staircase to first floor.



Kitchen/Dining Room (4.77m x 4.08m)

Large kitchen/dining room with range of beech effect wall and floor units, laminate worktops, composite sink and drainer, tiled splashbacks, fully integrated appliances including Lamona oven, Silvercrest microwave, Lamona fridge freezer, Lamona dishwasher, Lamona 4 ring ceramic hob with extractor above, tiled splashbacks, 3 velux rooflights, tile effect vinyl flooring, radiator, heated towel rail, Viessmann gas boiler housed in wall unit, tv point, telephone point and utility cupboard with plumbing for washing machine.

Open Stairs leading up to the first floor from the Living Room

Bedroom (4.38m x 2.90m)

Double Bedroom with beamed ceiling, fitted wardrobes and drawers, 2 velux rooflights, 2 uplighters, 2 wall lights, radiator, smoke alarm and fitted carpet.

Bathroom (2.67m x 1.80m)

Freestanding roll top bath, W.C., basin with glass shelf and mirror above, beamed ceiling, heated towel radiator, shaver point, globe ceiling light and fitted carpet.

OUTSIDE

The property has no garden or outbuildings. Although there is no private parking with the property, there is street parking for local residents along Shawl Terrace.

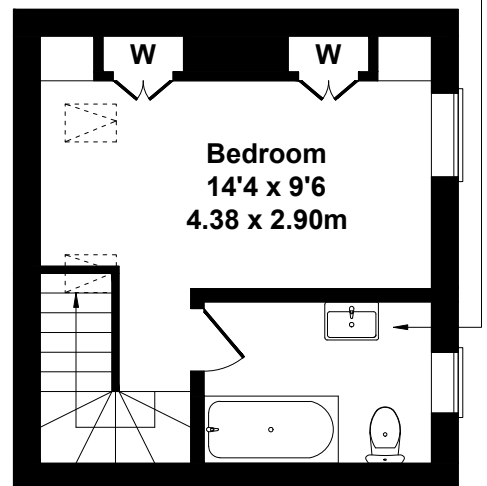
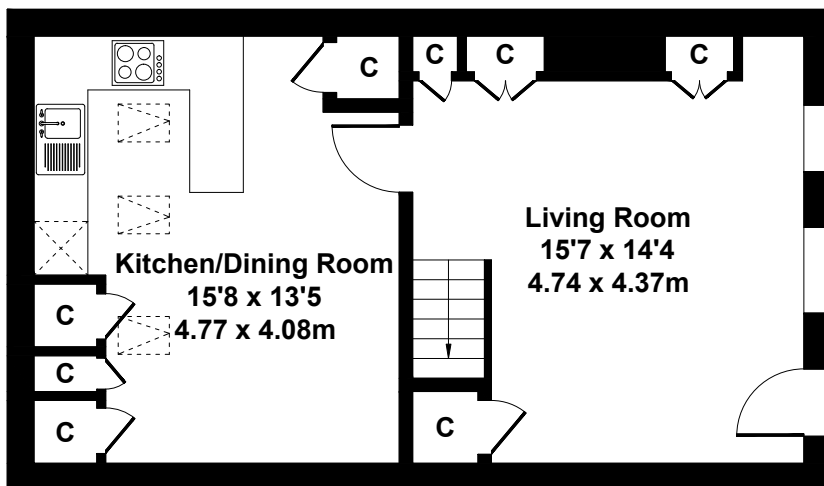




FLOORPLANS

Approximate Gross Internal Area
667 sq ft - 62 sq m

En-suite
8'9 x 5'11
2.67 x 1.80m



GROUND FLOOR

FIRST FLOOR



GENERAL REMARKS & STIPULATIONS

Services

Mains electricity, water and drainage. Gas central heating.

Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

Tenure

The property is offered for sale freehold with vacant possession upon completion.

Method of Sale

The property is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Money Laundering Regulations

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility bill confirming your address.

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Council Tax

The property falls into Band A for the purpose of Council Tax and is payable to North Yorkshire Council.

Energy Performance

EER: C:69. A copy of the full Energy Performance Certificate is available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John G Hills

Estate Office, Market Place, Leyburn, North Yorkshire, DL8 5EW
office@jghills.com Tel: 01969 623109

IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

