



**15A St Marys Mount**  
Leyburn, North Yorkshire

# 15A St Marys Mount

## Leyburn, North Yorkshire, DL8 5JB

### A First Class Newly Built House In A Highly Desirable Market Town

- Four Bedroom Accommodation
- Newly Built Property
- Ideal Investment Opportunity
- Garden and Car Parking
- 10 Year Insurance Backed Guarantee
- Guide Price: £210,000 - £230,000

#### SITUATION

Town centre ½ mile. Richmond 9 miles. Bedale 11 miles. Darlington 20 miles. Teesside 30 miles. (all distances are approximate).

The property is attractively situated close to the centre of the very picturesque market town of Leyburn. Leyburn is a popular market town with good local amenities including two pubs and a shop.

15 St Marys Mount is conveniently located in relation to the thriving market towns of Bedale and Richmond and within reasonable commuting distance of larger centres at Darlington, Teesside and York.

#### AMENITIES

**Communications** – The A1 Trunk Road is within easy reach. Main East Coast Railway Stations in Northallerton (19 miles). Airports at Durham Tees Valley (25 minutes) and Leeds/Bradford (50 minutes).

**Shopping** – Leyburn provides for a good range of facilities including supermarket shopping. Larger centres at Teesside,

York, Harrogate, Leeds and Tyneside.

**Schools – Primary Schools** :Leyburn. **Comprehensive Schools:** The Wensleydale School, Richmond School. **Private Schools:** Yarm School, Barnard Castle School, Aysgarth School (Newton le Willows).

**Racing** – Catterick, Sedgefield, Thirsk and Ripon.

**Golf** – Bedale, Akebar & Darlington.

**Leisure Centres** – Bedale, Darlington & Catterick

**Theatres** – Civic Theatre (Darlington), Georgian Theatre (Richmond), Durham and Newcastle.

**Outdoor Pursuits** – the property is attractively placed within easy reach of the Yorkshire Dales, which are renowned for their outstanding scenery.

**Doctors/Medical Surgery** – one minute walk.

#### DESCRIPTION

The property comprises a deceptively spacious four double bedroom semi-detached house with two car parking spaces and a private garden. The property is immaculately presented throughout.

It provides first class family accommodation in a popular market town.

Externally there is an enclosed rear garden and car parking for two vehicles (See Plan Attached).

#### ACCOMMODATION

##### Ground Floor

##### Hall

Front Door. Stairs to First Floor

##### Downstairs WC

Low Flush WC, Hand Basin and Radiator.

##### Lounge

Open Fireplace. Radiator. TV Point. South facing Bay Window.

##### Kitchen / Diner

Range of Floor and Wall Units with Integral Lamona appliances. 1 ½ bowl stainless steel sink unit. Radiator. Patio Doors to rear garden. Gas Central Heating Boiler.

##### First Floor

##### Landing

Loft Access.

##### No 1 Bedroom

Double Room. Radiator. TV Point.

##### En-Suite

Low Flush WC, Hand Basin, Shower Unit, Heated Towel Rail and Extractor Fan.

##### No 2 Bedroom

Double Bedroom. Radiator. TV Point.

##### No 3 Bedroom

Double Bedroom. Radiator. TV Point.

##### No 4 Bedroom

Double Bedroom. Radiator. TV Point.

##### Family Bathroom

Bath with Shower above. Low Flush WC. Extractor Fan. Hand Basin. Heated Towel Rail.

##### Outside

Front Yorkshire Stone flagged patio with parking for 2 cars. Enclosed rear garden



laid to lawn with stone flagged patio area.

## **GENERAL REMARKS & STIPULATIONS**

### **Viewing**

By appointment with Robin Jessop Ltd  
(01969) 622800.

### **Tenure**

Freehold with Vacant Possession upon completion.

### **Offers**

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

### **Method of Sale**

The property is being offered for sale, initially by Private Treaty. However, we reserve the right to conclude the sale by any means at our discretion.

### **Services**

Mains electricity. Mains foul drainage. Gas fired central heating. Mains water.

### **Council Tax**

Band D.

### **Fixtures & Fittings**

Only those fixtures and fittings specifically referred to in these particulars are included in the sale.

### **Boundaries**

The Vendors will only sell such interest (if any) they have in the boundary fences, ditches, walls and hedges and other boundaries separating this property from other properties not belonging to them.

## **Easements & Rights of Way**

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage support and easements, and to all other restrictive covenants and existing and proposed Wayleaves for masts, stays, cables, drainage, water, gas and other pipes whether mentioned in these particulars or not.

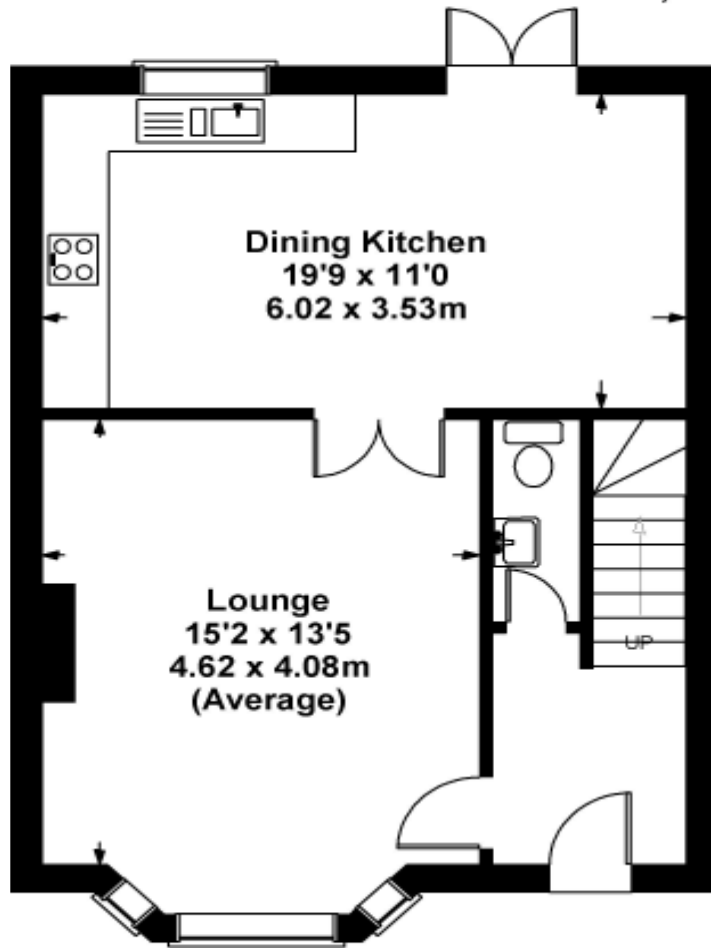
## **IMPORTANT NOTICE**

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

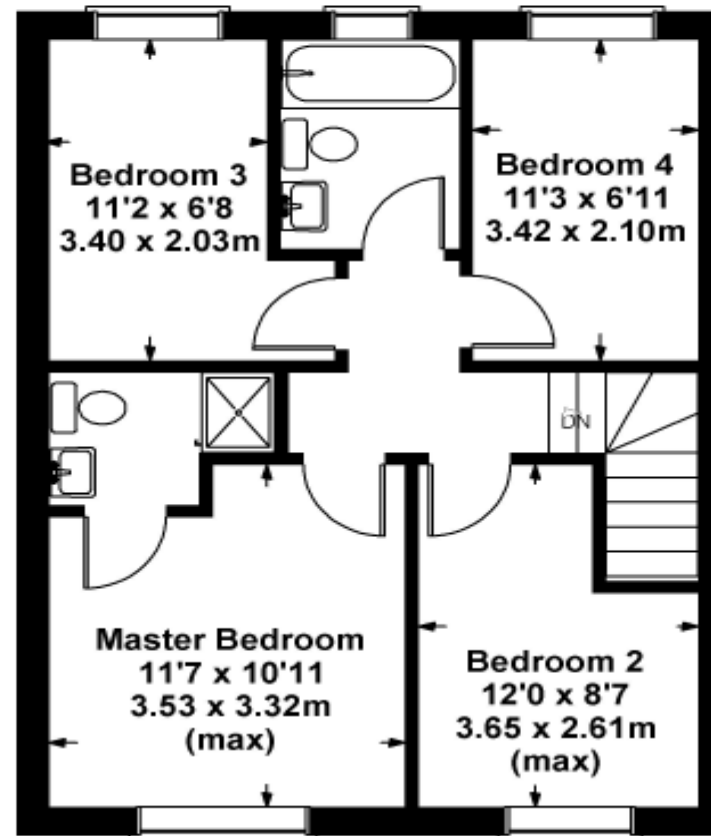


# 15A St Marys Mount

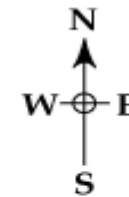
Approximate Gross Internal Area  
1,070 sq ft - 99 sq m



GROUND FLOOR



FIRST FLOOR

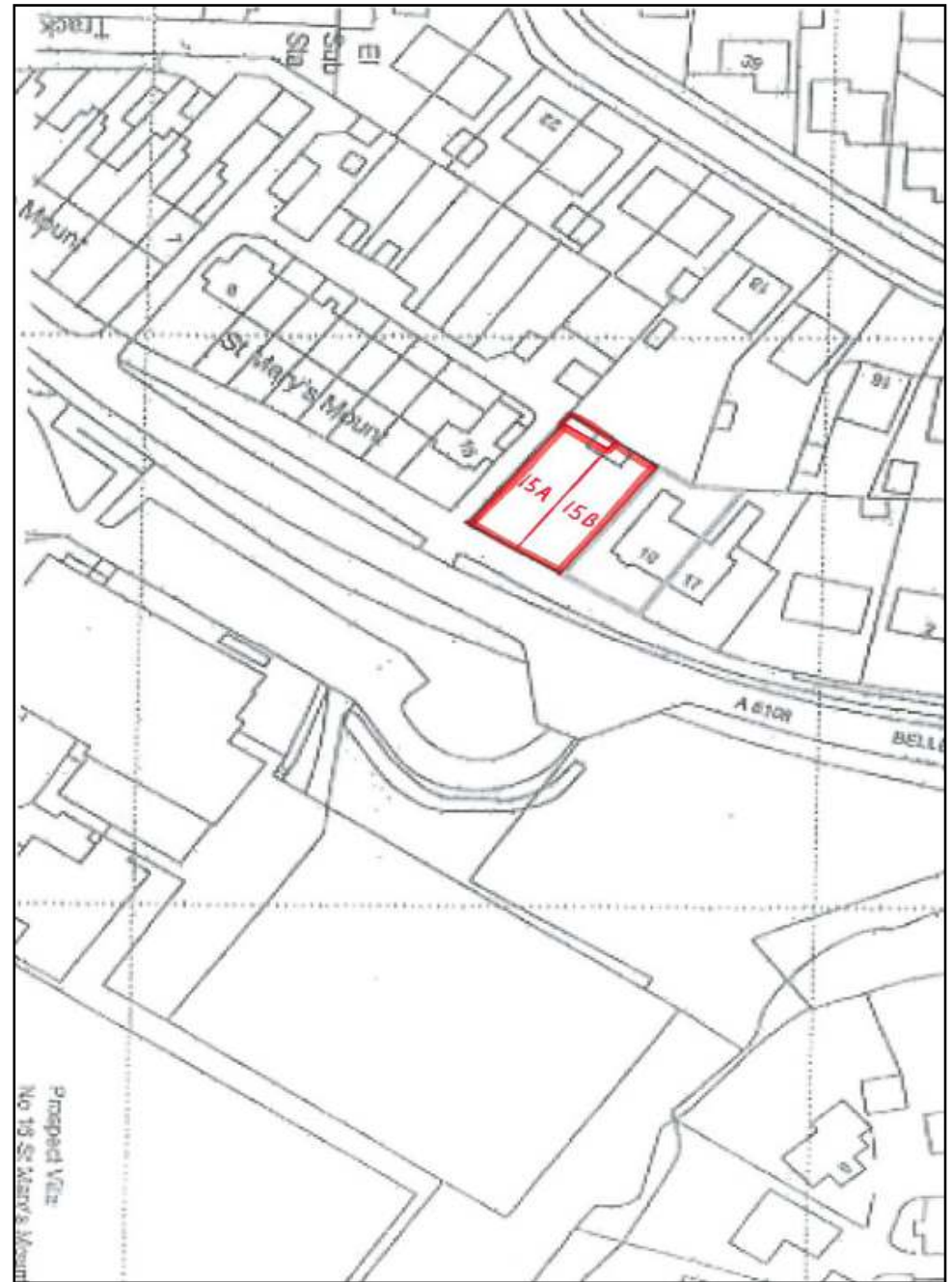
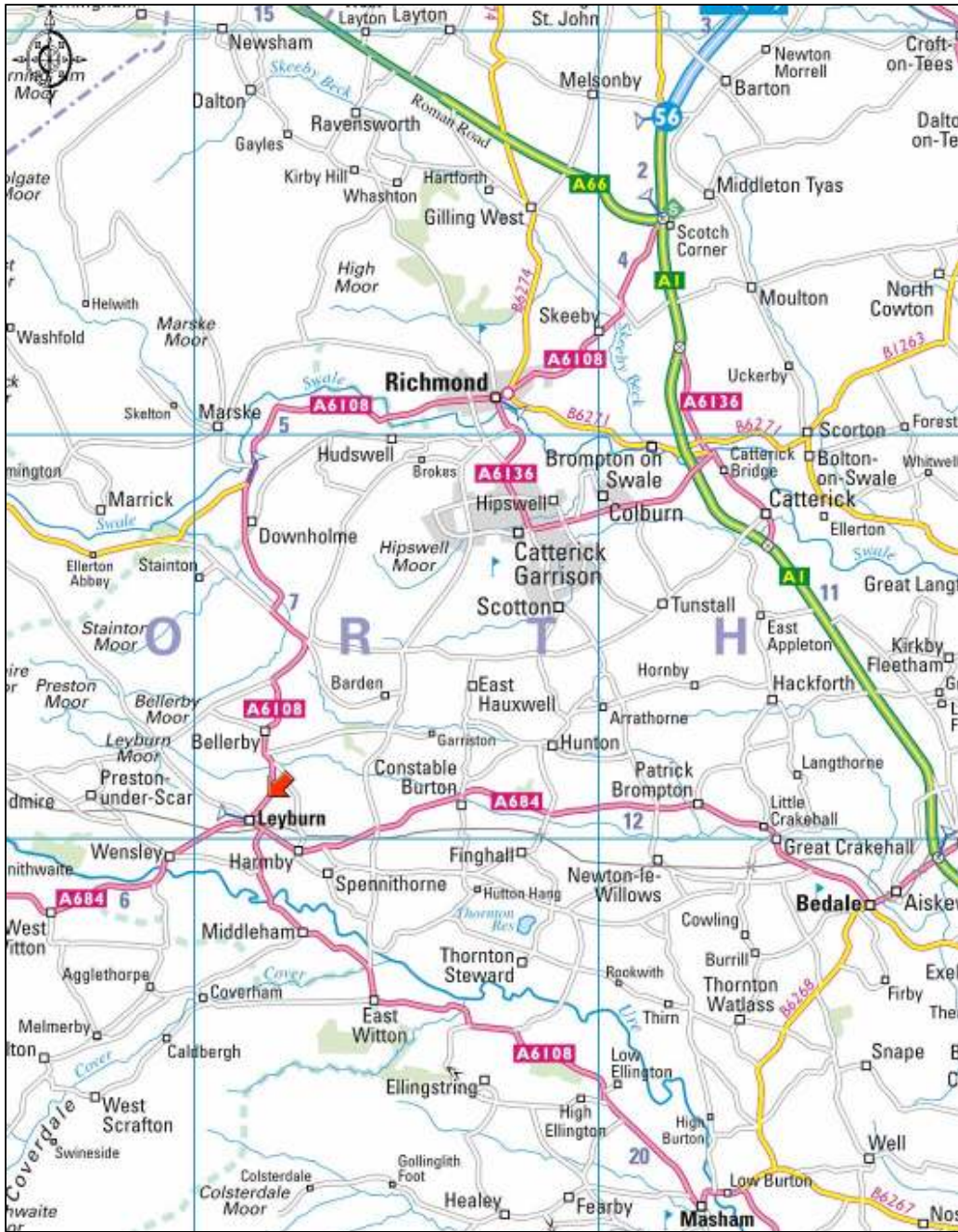


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2016









4 North End, Bedale, North Yorkshire, DL8 1AB Marwood House, Railway Street, Leyburn, North Yorkshire,  
Tel: 01677 425950 E info@robinjessop.co.uk DL8 5AY Tel: 01969 622800 E info@robinjessop.co.uk

[www.robinjessop.co.uk](http://www.robinjessop.co.uk)



Robin Jessop