



LAVENDER COTTAGE, SMITHY LANE

LEYBURN, NORTH YORKSHIRE, DL8 5DZ

NO FORWARD CHAIN. This character property is located just off the central square in the market town of Leyburn, on the edge of the Yorkshire Dales National Park. Well presented throughout, Lavender Cottage comprises; living Room, kitchen/breakfast room, two bedrooms, bathroom and a small courtyard. The property benefits from gas fired central heating and double glazing throughout and would make an ideal bolt hole or starter home. D68

- NO CHAIN
- Two Bedroom Character Cottage
- Ideal Bolt Hole/Starter Home
- Market Square Location
- Well Presented Throughout
- Gas Fired Central Heating
- EPC Rating of D 68



Offers over £150,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

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SITUATION

Only 10 miles from the market town of Richmond and less than 12 miles from Bedale, there are main line train services from Northallerton (18 miles) and Darlington (22 miles), Access to A1 north/south is at Leeming Bar (13 miles) and airports are at Newcastle, Leeds/Bradford and Durham Tees valley Please note that all distances are approximate.

AMENITIES

The thriving market town of Leyburn is located in the heart of Wensleydale, on the edge of the Yorkshire Dales National Park. It boasts a weekly local market, monthly farmer's market and a twice weekly livestock auction mart. There are several hotels, restaurants, public houses and many small speciality shops. There is a primary school at Leyburn and secondary schools at Leyburn and Richmond. There are private schools at Newton le Willows (Aysgarth Prep School), Barnard Castle and Sedbergh.

GROUND FLOOR ACCOMMODATION

LIVING ROOM 4.02m x 3.65m (13'2" x 12'0")

The front entrance door, with feature beam lintel above opens into the Living Room, which has a feature fireplace with exposed stone surround, tiled hearth, timber mantle above and houses an electric, stove style fire. There is a lined, prepared flue in place should any future owner wish to install a multi-fuel stove (as was there previously). There is also a window to the front, with feature window seat and beam lintel above, and one radiator.



KITCHEN/BREAKFAST ROOM 3.05m x 3.65m (10'0" x 12'0")

The Kitchen/Breakfast Room has a range of modern fitted wall and floor units, one and half bowl sink and drainer, a window to the front, one radiator, tiled flooring throughout, feature door lintel and exposed beam and spotlights to ceiling. Integral appliances include; electric oven and gas hob with extractor hood above, fridge, freezer and a dishwasher. There is also plumbing for a washing machine.



FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

The staircase to the first floor has a spindle banister and access to the loft - where the gas fired central heating boiler is housed.

BEDROOM ONE 3.91m x 2.55m (12'10" x 8'4")

With a window to the front, this double bedroom has an exposed beam to ceiling, storage cupboard and one radiator.





BEDROOM TWO 1.72m x 2.72m (max) (5'8" x 8'11" (max))

Bedroom two has a window to the front, velux roof window to ceiling, one radiator and a storage cupboard.



BATHROOM

The white bathroom suite comprises; shower unit, WC, pedestal wash basin with tiled splash back, heated towel rail, extractor fan and spotlights to ceiling.



EXTERNALLY

Stone steps lead down to the front of the property to a small paved courtyard with stone wall surround and raised flower beds. There is a pedestrian Right of Way across the rear yard of the neighbouring property which gives access to Lavender Cottage.

TENURE

The property is offered Freehold with vacant possession upon Completion.

LOCAL AUTHORITY AND COUNCIL TAX

The Local Authority is Richmondshire District Council tel: 01748 829100. For Council tax purposes the property is banded B.

VIEWINGS AND PARTICULARS

Viewings are strictly by appointment via the Agents only. Particulars were written April 2013/March 2017 and photographs were taken 2013/2017. Some photos from 2013 used for illustrative purposes.

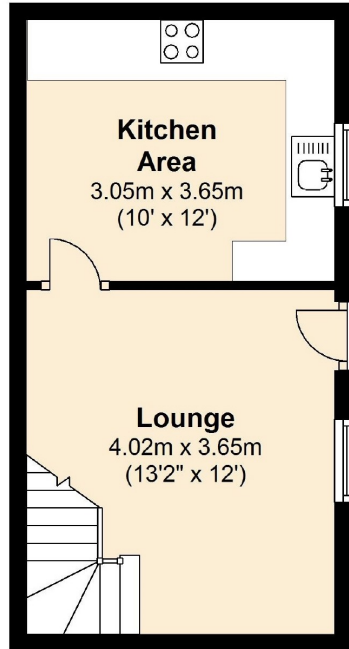


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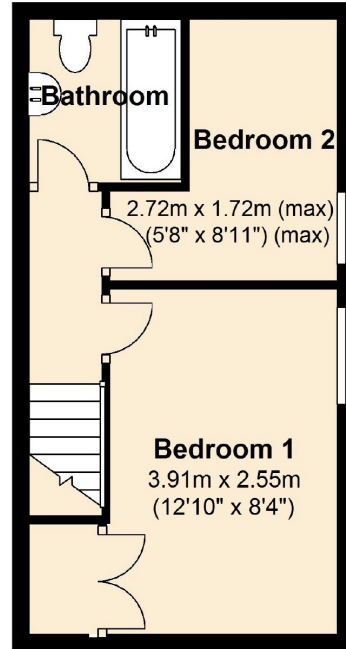
Ground Floor

Approx. 25.8 sq. metres (277.7 sq. feet)



First Floor

Approx. 24.7 sq. metres (265.8 sq. feet)



Total area: approx. 50.5 sq. metres (543.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			96
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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