John G Hills

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5 SHAWL TERRACE

Leyburn, North Yorkshire, DL8 5DA

CHARTERED SURVEYORS | VALUERS | LAND & ESTATE AGENTS | ESTATE MANAGEMENT



An attractive stone-built mid-terraced cottage in a central location close to Commercial Square & the renowned Shawl Walk.

Accommodation includes:-

- Ground Floor: living room, open-plan kitchen with dining area & shower room
- First Floor: 2 double bedrooms & bathroom
- Gas fired central heating
- Enclosed garden to the rear with lawn & patio
- Useful stone outbuilding/garden store

GUIDE PRICE

£260,000

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SITUATION

No. 5 Shawl Terrace is situated due west of Commercial Square in the market town of Leyburn so is 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 as well as 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 No. 5 Shawl Terrace is half way up and you will see the property on the right hand side.

DESCRIPTION

Located in the heart of the popular market town of Leyburn, No. 5 Shawl Terrace is a beautifully presented traditional stone-built cottage that perfectly blends character with modern living. This charming mid-terrace home boasts a south-facing aspect and has undergone sympathetic renovation throughout but with scope for further personalisation.

On the ground floor, a spacious living room featuring a gas fire set within a marble-effect surround and a window seat complete with storage enhances the space. Towards the rear, a tasteful, modern extension has transformed the cottage into a spacious open-plan kitchen and dining area. Thoughtfully designed for contemporary living, this space includes a range of modern wall and floor units in white with practical laminate worktops, an integrated dishwasher, built-in oven, ceramic hob, extractor hood and fridge freezer. The dining area provides useful space for everyday dining or entertaining with the benefit of light from two windows and a part glazed door giving direct access to the rear garden. This area also benefits from a handy utility cupboard which houses the gas boiler, washing machine and dryer.

Off the kitchen, a modern, fully tiled ground floor shower room provides added convenience, complete with WC, wash basin and heated towel rail.

From the front entrance hall, the stairs lead to the first floor landing giving access to all rooms including two double bedrooms each with original cast iron feature fireplaces. The principal bedroom also benefits from recessed storage cupboards and a window seat.

The family bathroom is well appointed, offering a full-sized bath with shower over, tiling to two walls, wash basin with mirrored cabinet, extractor fan, heated towel rail, and practical Dimplex heat store for year-round comfort.

This delightful cottage enjoys all mains services, including gas central heating from a modern boiler. Timber double glazed windows and doors feature on the ground floor, with traditional single glazing to the first floor, preserving the property's period character.

Outside, the enclosed, low-maintenance rear garden is laid to lawn with attractive flower borders, a flagstone patio and matching path lead to a traditional stone outbuilding, offering valuable storage. While the cottage has no private parking, convenient on-street parking is available along Shawl Terrace or Commercial Square.







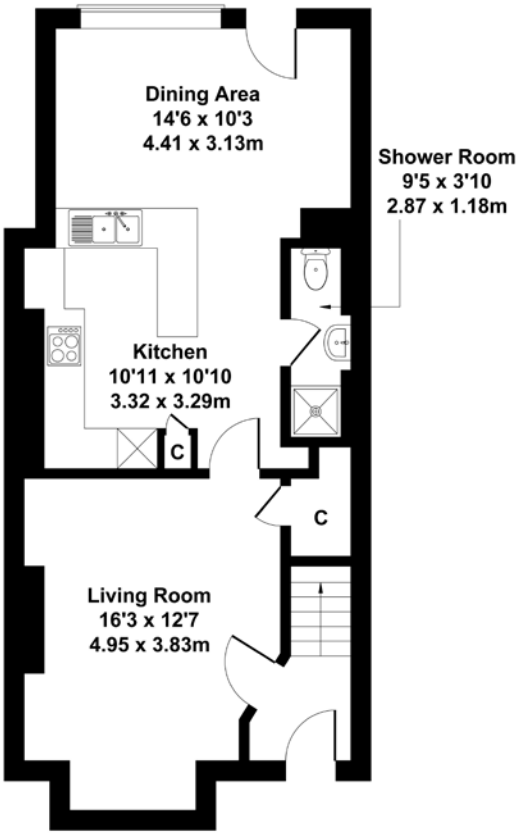




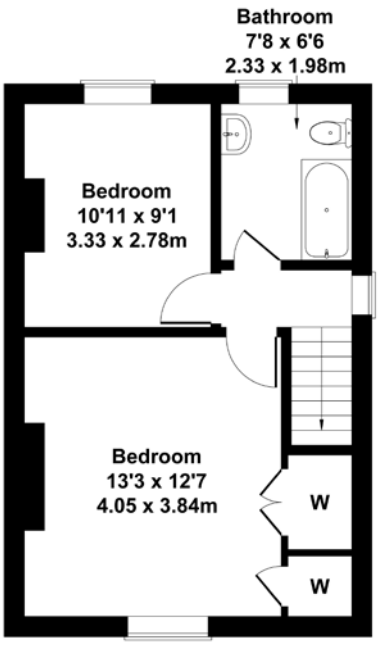


FLOORPLANS

GROUND FLOOR



FIRST FLOOR



GENERAL REMARKS & STIPULATIONS

Services
Mains electricity, drainage and water. 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. The property is currently let on an Assured Periodic tenancy agreement. Formal notice has been served on the tenant and vacant possession will be given prior to exchange and 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.

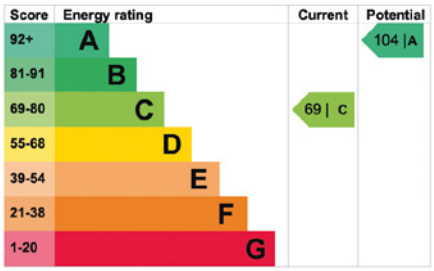
Money Laundering Regulations
Prospective purchasers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to the Money Laundering Regulations, one being photographic ID (Passport or Driving Licence) and the second being a recent utility 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. There is a right of way on foot at the end of the garden for the two neighbouring properties (6 & 7 Shawl Terrace) to have access for bins etc. The property also benefits from a right of way on foot over the rear yard of No. 4 Shawl Terrace for bins etc.

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.







John G Hills

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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 propery 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.