

FOXDALE

Moor Road, Bellerby, Leyburn, North Yorkshire, DL8 5QY

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



A spacious semi-detached home requiring updating throughout set within a good sized plot on the western edge of Bellerby.

Accommodation includes:-

- Ground Floor: Kitchen with separate dining area, living room & cloakroom/WC
- First Floor: 4 bedrooms, shower room & bathroom
- Integral garage & driveway providing private parking
- Large enclosed garden to rear & small garden to front
- Gas fired central heating

GUIDE PRICE

£185,000

SITUATION

Leyburn 2 miles, Richmond 8 miles. A1(M) Catterick Interchange 10 miles. Bedale 13 miles. Darlington and Northallerton train stations provide main line access. Leeds Bradford & Newcastle airports are an hour's drive. (All distances are approximate).

Foxdale is situated on the western edge of the village of Bellerby as you head out along the Moor Road towards the Ranges. Bellerby is a picturesque village in Wensleydale with a traditional public house, Church and a village hall with playing fields. The thriving market town of Leyburn is 2 miles away 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

From Leyburn Market Place turn right at the mini-roundabout on to the A6108 heading towards Richmond Road. After the Wensleydale School, continue over the mini-roundabout in the direction of Richmond/Catterick Garrison. On entering Bellerby, turn left opposite the Cross Keys pub on to Moor Road and continue for approx. 300m. The property is on the left hand side before leaving the village



DESCRIPTION

Foxdale comprises a four-bedroom semi-detached home in a quiet residential area in the popular village of Bellerby. The house would benefit from updating throughout but offers a huge amount of potential to create a first time home or investment property.

From the hallway, the stairs lead to the first floor landing. All four bedrooms, bathroom and shower room are all accessible from the landing area. Three of the bedrooms are good sized doubles and the fourth is a single bedroom/office.

Whilst the property would benefit from updating throughout, it offers a practical layout with great potential.

ACCOMMODATION

The front door opens into a small entrance porch which leads into the hallway and provides access to the living room, kitchen and cloakroom/W.C. The living room benefits from a solid-fuel open-fire and French doors provide access to the rear garden. The kitchen is located to the rear of the property and beyond there is a separate dining area. From the dining area, there is a further external door giving access to the rear garden and also internal access to the boiler room/storage area and then into the integral garage.

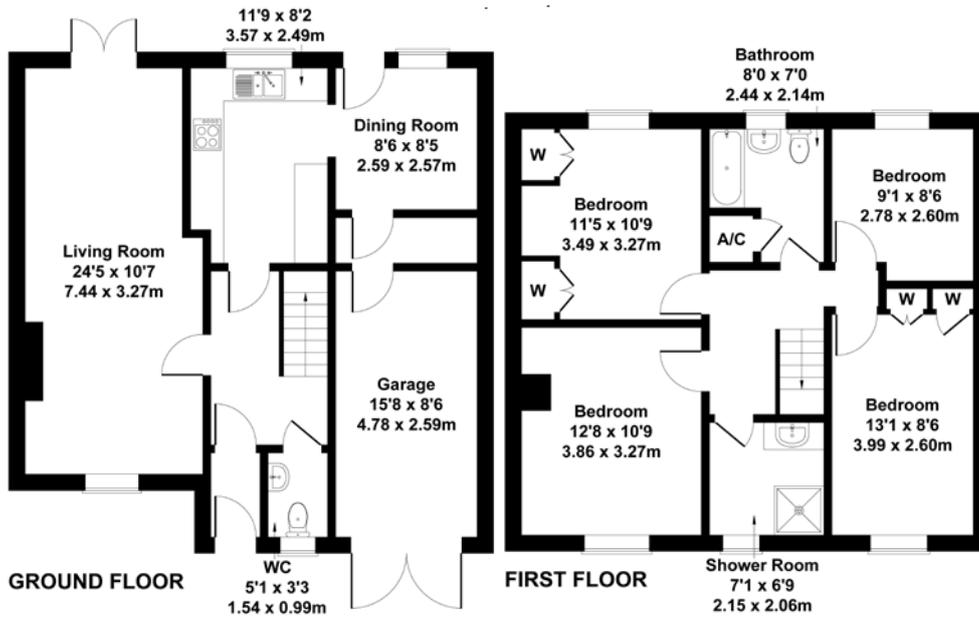
OUTSIDE

Externally, to the front, the property has a small garden area with private off-street parking for two vehicles on the tarmac driveway in front of the garage. An additional parking/turning area could be created at the front. The rear garden is spacious and fully enclosed. Again, the external areas offer great potential and viewing is highly recommended.

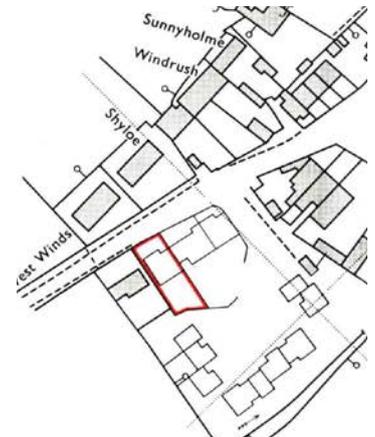




FLOORPLANS



SITE PLAN





GENERAL REMARKS & STIPULATIONS

Services

Mains electricity, water and drainage.
Full gas fired 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. We will also require proof of funds.

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 D for the purpose of Council Tax and is payable to North Yorkshire Council.

Energy Performance

EER: E:52. A copy of the full Energy Performance Certificate is available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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 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.

