



2 Old Chapel

Railway Street, Leyburn, North Yorkshire, DL8 5AY



Robin Jessop

A WELL PRESENTED AND SPACIOUS ONE BEDROOM COTTAGE FORMING PART OF A CONVERTED CHAPEL IN THE CENTRE OF LEYBURN

- Semi-Detached One Bedroom Cottage
- Converted Chapel
- Open Plan Kitchen & Living Room
- Compact Patio Area & Storage Shed
- Excellent Location Close to Leyburn Market Place
- Ideal First Home, Holiday Let or Bolt Hole
- Chain Free
- Guide Price: £165,000

SITUATION

Richmond 9 miles. Bedale 11 miles. Hawes 17 miles. Northallerton 19 miles. Teesside 40 miles. Harrogate 43 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

2 Old Chapel is tucked away, a short walk from Leyburn market place. Leyburn offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist as well as both primary and secondary schools.

The convenient location makes commuting to larger centres of Northallerton, Teesside and York within reasonable distance.

DESCRIPTION

2 Old Chapel forms part of a converted former chapel, a short walk from Leyburn market place. This comfortable, well-presented home would make an ideal first-time purchase, bolthole or holiday let in a popular town on the edge of the Yorkshire Dales National Park.

A shared entrance with a stone-flagged floor leads into the accommodation. The open-plan living room features a stone fireplace and an arched window overlooking the patio. The kitchen offers a good range of modern units, an electric oven, hob and extractor hood, a washing machine, an under-counter fridge and a breakfast bar with seating.



To the first floor is a spacious double bedroom with a fitted wardrobe and an arched window overlooking the front. The landing includes a useful storage cupboard, while the modern, fully tiled shower room has a WC, basin and walk-in shower.

Outside, a flagged patio provides space for seating and potted plants. The property also has use of a small storage shed shared with 1 Old Chapel.

Overall, the property offers spacious one bedroom accommodation which would make an excellent first home or holiday home in an accessible location. Viewing is advised.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

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

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

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

WHAT3WORDS

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FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band A.

SERVICES

Mains electricity, Mains water, Mains drainage. Electric radiators. Broadbaand connection available.

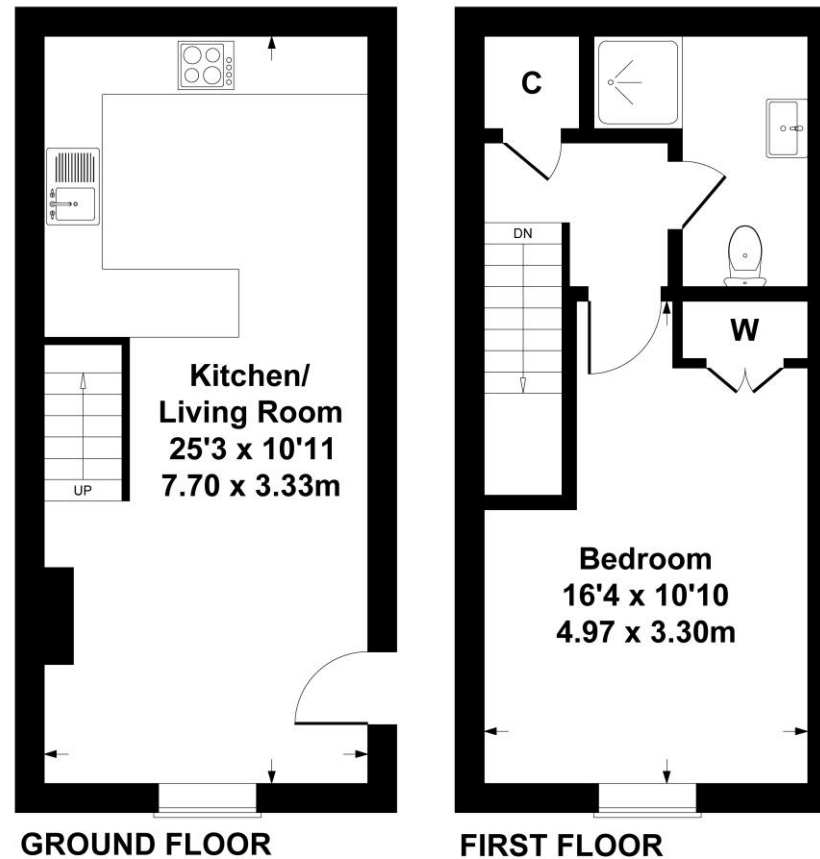
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD



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Approximate gross internal area
51 sq m - 549 sq ft



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. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

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