



# Chez Nous

South View Lane, Leyburn, North Yorkshire, DL8 5ER



Robin Jessop

# A DECEPTIVELY SPACIOUS DETACHED BUNGALOW IN NEED OF UPDATING WITH SINGLE GARAGE & FRONT AND REAR GARDENS

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- Large Detached Bungalow
  - Three/ Four Bedrooms
  - Spacious Accommodation
  - Updating Required Throughout
  - Attached Single Garage
  - Front & Rear Gardens
  - Driveway Parking
  - Chain Free
  - Close To Leyburn Market Place
  - Guide Price: £325,000
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## 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.

Leyburn is a thriving Market Town which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist surgery as well as both primary and secondary schools, a community arts centre and the renowned Tennants Auctioneers. The bustling town also benefits from various clubs and regular bus services to Richmond, Bedale and Northallerton.

Chez Nous is conveniently situated a short walk from the towns Market Place. The location is accessible and several larger centres including Teesside, Harrogate and York are within a reasonable commuting distance.



## DESCRIPTION

Chez Nous is a traditional detached bungalow of brick construction which requires updating throughout. The bungalow offers spacious accommodation with excellent potential as a retirement home or family home, a short walk from Leyburn's marketplace.

The property is entered into a reception hall which provides access to the ground floor rooms. There is a large living room with a gas fireplace and a window to the front, a dining room with a staircase leading up to the first-floor bedroom, and a large kitchen with a range of fitted units and appliances including a double oven, a dishwasher and a fridge. The kitchen provides access to the single garage.

There are three bedrooms, each with fitted furniture and one of which could be used as an office and a ground floor house bathroom with a modern suit comprising a WC, hand basin in vanity unit, bath and a walk in shower.

To the first floor is a converted attic room which offers potential as a fourth bedroom and has eaves storage.

Externally, the property has a delightful front garden and large rear garden which is planted with paths through. Usefully attached to the property is the large single garage which could be converted and incorporated into the accommodation if required. The property also benefits from ample off-road parking for several vehicles.

## GENERAL REMARKS & STIPULATIONS

### VIEWINGS

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

///guideline.mountain.pans

### FIXTURES & FITTINGS

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

### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

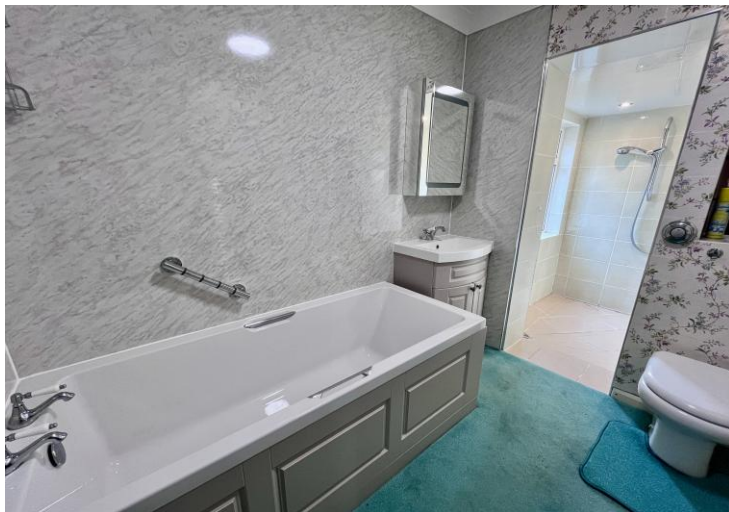
Band D.

### SERVICES

Mains electricity, water and drainage. Mains gas heating.

### LOCAL AUTHORITY

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



| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>75 C</b> |
| 55-68 | <b>D</b>      | <b>68 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

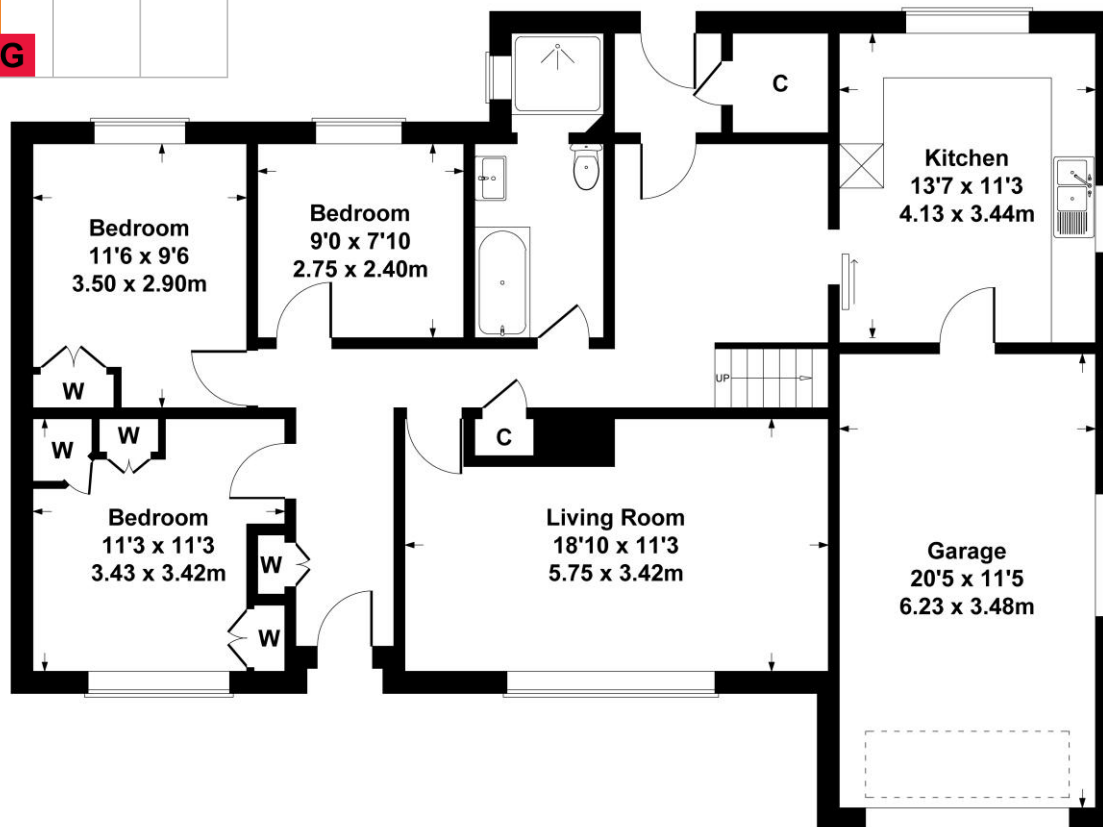
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Approximate gross internal area

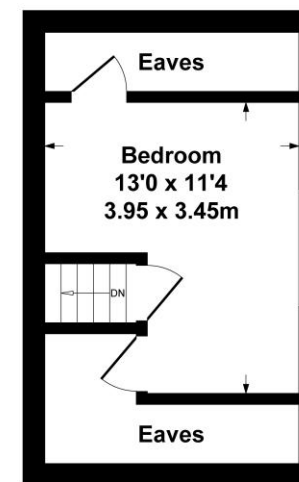
House 111 sq m - 1195 sq ft

Garage 21 sq m - 226 sq ft

Total 132 sq m - 1421 sq ft



**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. 2026

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