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3 Crown Court, Leyburn, North Yorkshire, DL8 5EA

A beautifully presented two-bedroom stone-built character cottage, tucked away in a charming courtyard just off Leyburn's market square. Combining period features with stylish modern finishes, this delightful home offers charm, comfort and an enviable central location.

10 Queen Street, Ripon, North Yorkshire, HG4 1ED
Tel: 01765 605151
Email: ripon@dacres.co.uk
dacres.co.uk







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Guide Price: £185,000

- Two double bedrooms and spacious modern bathroom.
- Characterful open-plan living with beamed ceiling and stone inglenook fireplace with log-burning stove.
- Stylish modern kitchen with granite worktops and integrated appliances.







General remarks

Beautifully presented and full of character, this delightful two-bedroom stone-built cottage enjoys an enviable position just off Leyburn's historic market square, tucked away within a charming courtyard setting.

Combining traditional cottage features with stylish modern finishes, the property offers a wonderful blend of character, charm and contemporary comfort.

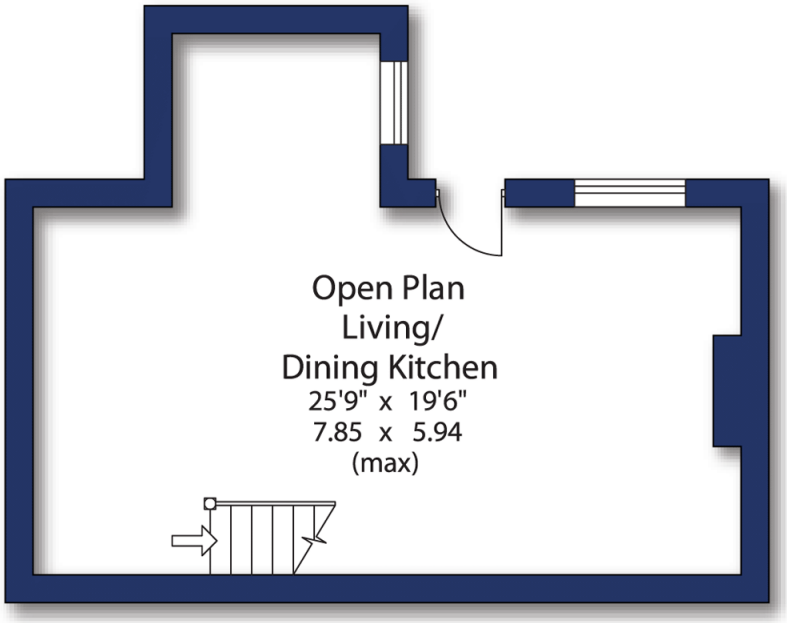
The spacious open-plan living accommodation incorporates a welcoming lounge, kitchen and dining area, featuring an attractive beamed ceiling and an impressive stone inglenook fireplace housing a log-burning stove, creating a warm and inviting focal point.

The modern kitchen is beautifully appointed with granite worktops and integrated appliances, whilst a dedicated office area provides an ideal space for those working from home.

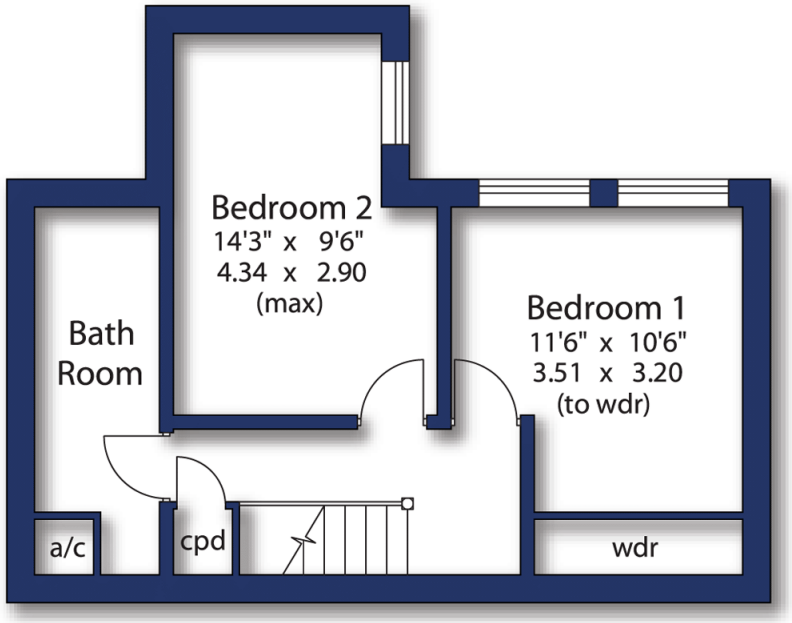
To the first floor are two generously proportioned double bedrooms, complemented by a spacious, contemporary bathroom with a modern suite comprising bath, wash basin, w/c and large separate shower

An appealing opportunity to acquire a characterful and immaculately presented cottage in a superb central location, perfectly placed to enjoy all that this popular market town has to offer.

Floorplans



Ground Floor



First Floor

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Contact us

01765 605151

ripon@dacres.co.uk

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains electric, water and drainage. Domestic heating is electric
- On road parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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