



LEYBURN • DL8 5BY

5 Oak Close

Guide Price £215,000 - £230,000

2 B

AT A GLANCE

- | | | |
|--|------------------------------------|-------------------|
| ✓ Modern Home in Popular Market Town | ✓ 2 Double Bedrooms | ✓ Kitchen / Diner |
| ✓ Bathroom & Ground Floor WC | ✓ Mains Gas Central Heating | ✓ Double Glazing |
| ✓ Rear Lawned Garden With Summer House | ✓ Allocated Parking For 2 Vehicles | |

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

THE PROPERTY

Modern Home in Popular Market Town

5 Oak Close is a modern two-bedroom terraced home, ideally situated within this popular residential development.

The property offers well-presented accommodation arranged over two floors. Just a short walk from Leyburn's vibrant market square, this property enjoys the benefits of a thriving local community.

Leyburn offers a wide range of amenities, including shops, pubs, restaurants, schools, and churches. Residents also enjoy excellent recreational facilities, children's play areas, a health centre, and a popular weekly outdoor market held every Friday. The renowned Tennant's Auctioneers is located just down the road, and the property has convenient access to Richmond, Bedale, Northallerton, and the A1.

5 Oak Close is a modern two-bedroom terraced home, ideally situated within this popular residential development. The property offers well-presented accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hallway, a comfortable lounge, a fitted kitchen and a convenient downstairs WC. To the first floor are two well-proportioned double bedrooms, together with a modern family bathroom. The property benefits from mains gas central heating and double glazing throughout.

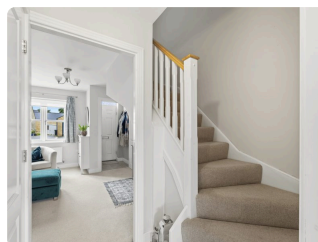
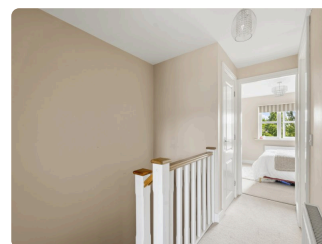
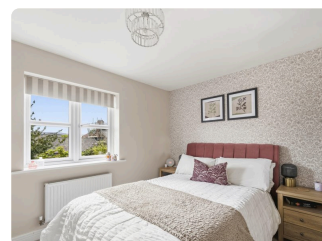
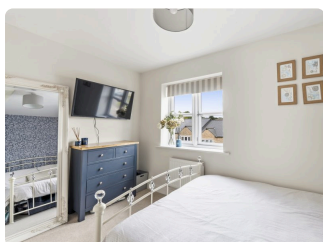
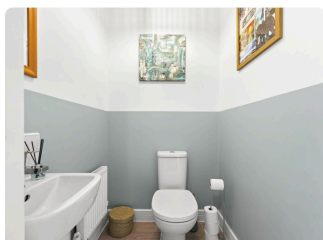
Externally, the property features a private rear lawned garden, providing an attractive outdoor space with a summer house and additional storage, along with off-street parking for two vehicles.

Overall, 5 Oak Close offers well-maintained and versatile accommodation in a popular residential setting, with excellent appeal for a range of buyers.

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2 Double Bedrooms

Every room, inside and out



GALLERY



THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Porch

Laminate flooring. UPVC external door to the front.

Living Room

Fitted carpet. Radiator. Window to the front.

W/C

Laminate flooring. Radiator. Extractor fan. W/C. Wash basin.

Kitchen/Dining Room

Laminate flooring. Radiator. Good range of modern wall and base units with complimentary work tops. Composite sink. Plumbing for washing machine. Integrated electric oven and gas hob with extractor hood. Space for fridge freezer. Gas central heating boiler. Window overlooking the garden. UPVC external door to the rear.

Utility Room

Tile effect flooring. Storage shelves. UPVC windows overlooking the rear garden, with a glass roof.

02 FIRST FLOOR

Landing

Turned staircase. Fitted carpet. Radiator. Built in storage cupboard.

Bedroom One

Rear double bedroom. Fitted carpet. Radiator. Built in wardrobe. Window to the rear.

Bedroom Two

Front double bedroom. Fitted carpet. Radiator. Loft access. Window to the front.

Bathroom

Laminate flooring. Heated towel rail. Extractor fan. Part tiled walls. W/C. Wash basin. Walk in shower. Shaving point. Frosted window to the side.

03 OUTSIDE

Garden

South facing rear enclosed garden. Summer house with power and light. Outside storage.

04 AGENTS NOTES

Services

Mains gas central heating. Mains water, drainage & electrics. Flood risk: Very low. Broadband: Basic 16 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps.

Parking

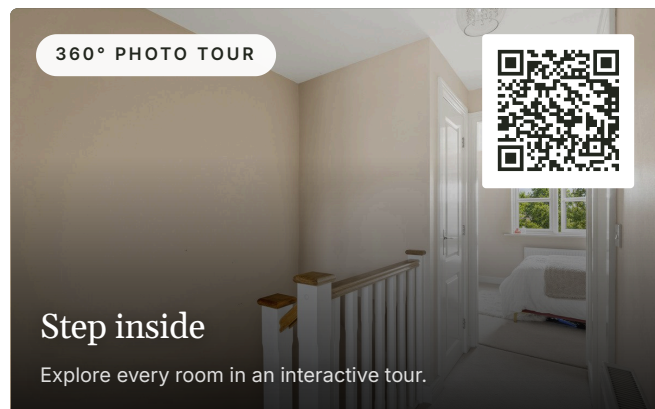
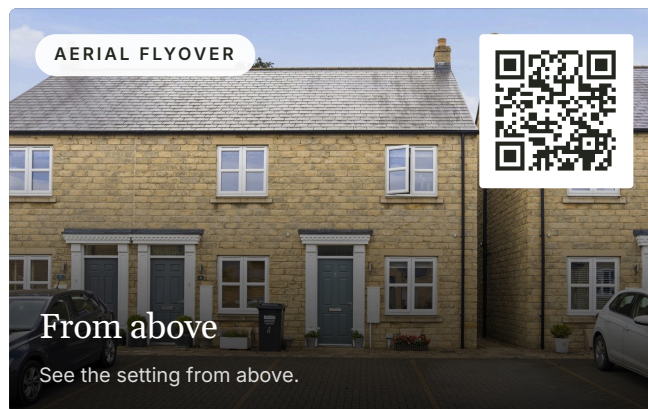
Off road parking for 2 vehicles.

ONLINE ONLY

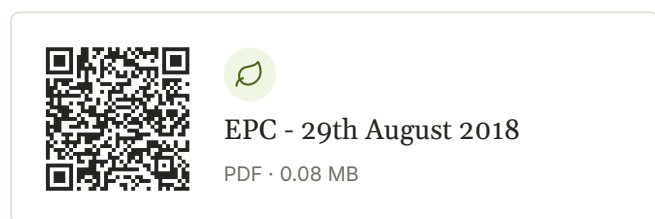
There's more on the website



Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS



REQUEST THE VIDEO VIEWING

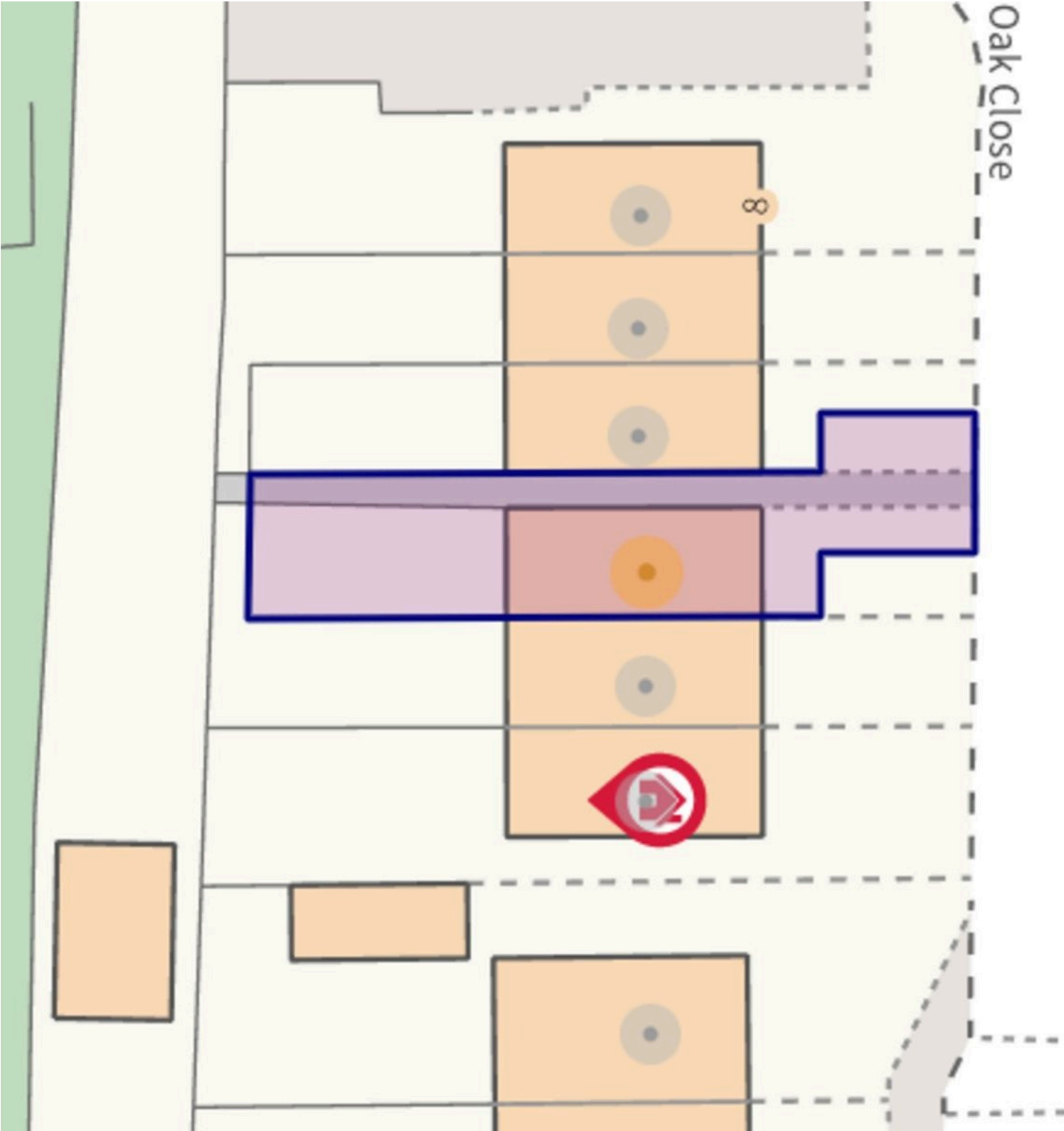
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 5 Oak Close properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



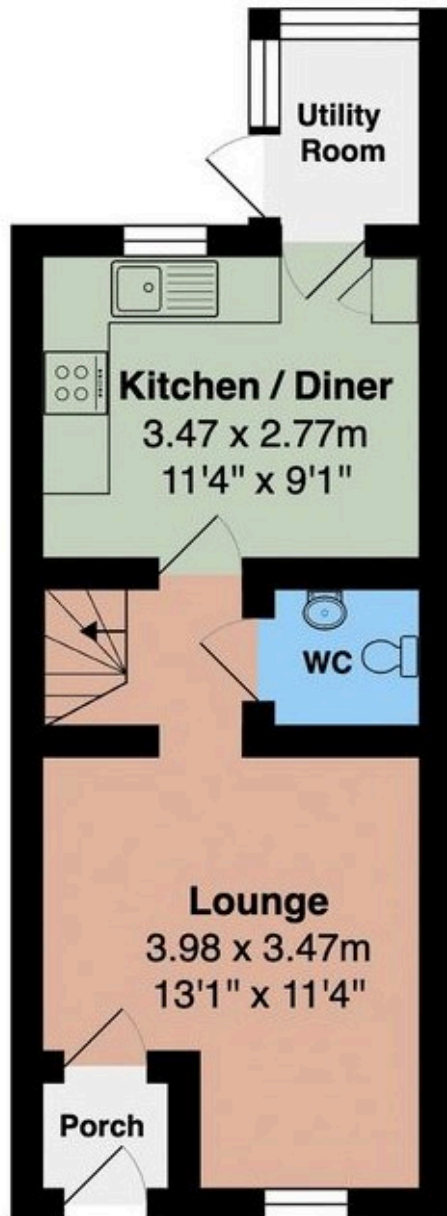
ASK FOR THE
VIDEO VIEWING





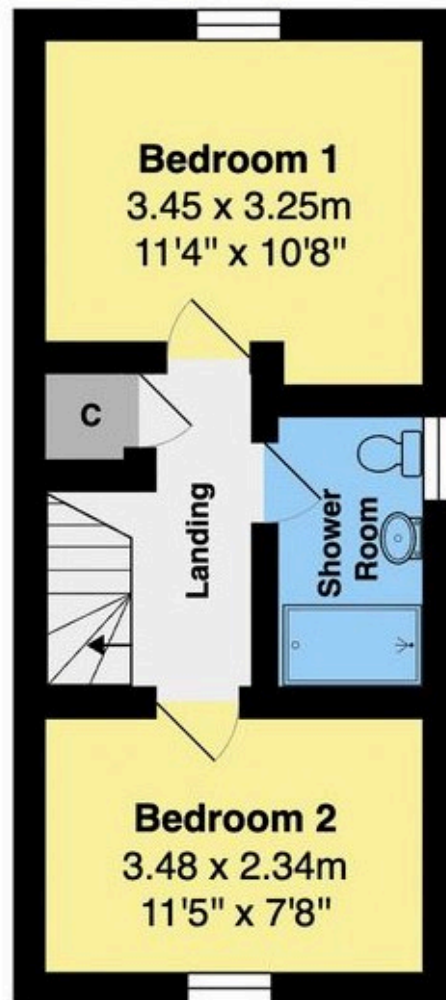
5 Oak Close, Leyburn, DL8 5BY

Total Area: 62.3 m² ... 670 ft²



Ground Floor

Area: 32.4 m² ... 348 ft²



First Floor

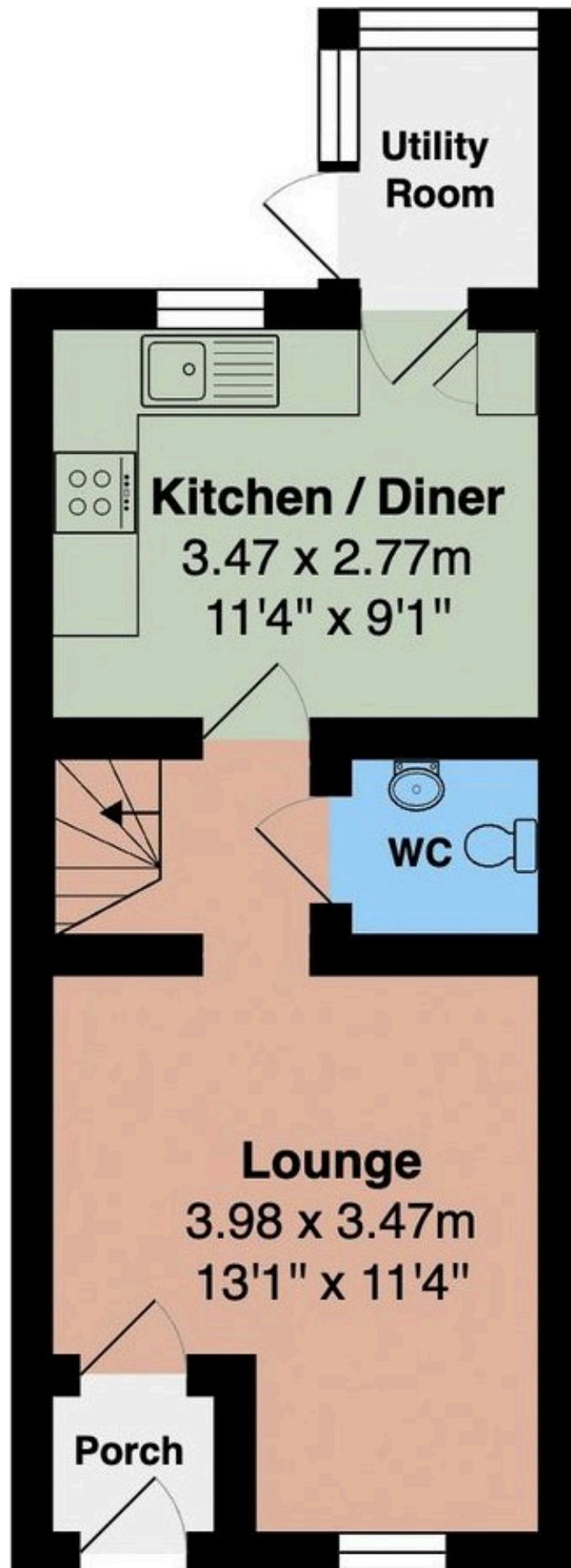
Area: 29.9 m² ... 322 ft²

Floor plan produced for J.R. Hopper & Co by Abide Studios.

All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.

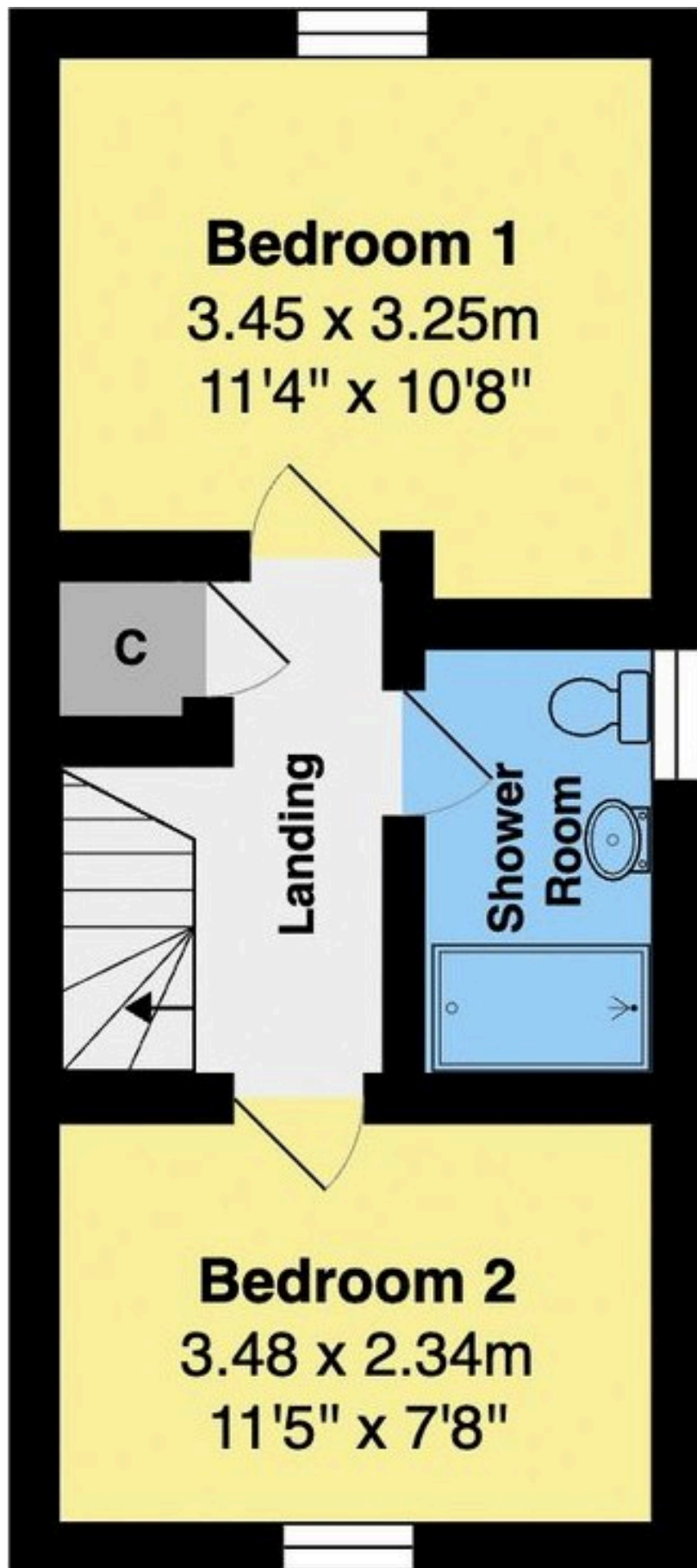
The plan is not to scale and has been prepared solely for marketing purposes.

Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.



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First Floor
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