





STATION RISE

A beautifully presented modern semi detached home situated on a new development in Leyburn. With a spacious living room, handy cloaks/wc and a fitted dining kitchen with an integrated oven, hob and dishwasher with doors leading out to the rear garden. To the first floor there are three bedrooms, the main bedroom has an ensuite shower room and there is a further family bathroom. Externally there are gardens to the front, side and rear which has a gate leading to the driveway and a courtesy door leading to the single detached garage. This lovely family home is available immediately.

LOCATION

A superb location with access to schools and amenities. Leyburn is a thriving market town in the beautiful Yorkshire Dales, with its many shops, pubs and restaurants, surrounded by the stunning walks and views, its no surprise this area is so sought after.



FINER DETAILS

Postcode: DL8 5BZ.

Style of property: Modern semi detached home.

Council tax band: D.

EPC Rating: B.

Heating: Gas central heating.

Parking: Driveway and detached garage to rear.

Appliances included: Integrated oven, hob and dishwasher.

Pets: One small pet may be considered.

Term: A long term let with an initial 12 months fixed term tenancy.

What 3 words: until.earplugs.slices.

Available from: Immediately.

LOVE IT? HOW TO APPLY....

Things to be aware of before applying:

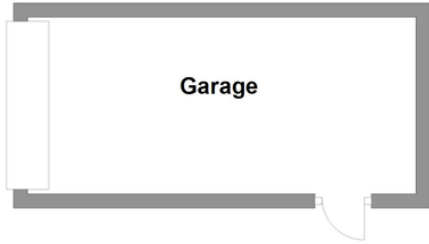
Affordability: As per our referencing companies requirements you will need a combined income of £25,500.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£196.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

Deposit: The bond for this property is £980.00. This will be refunded at the end of the tenancy subject to terms and conditions. Call now to register your interest on 01748 834373 (Option 1).

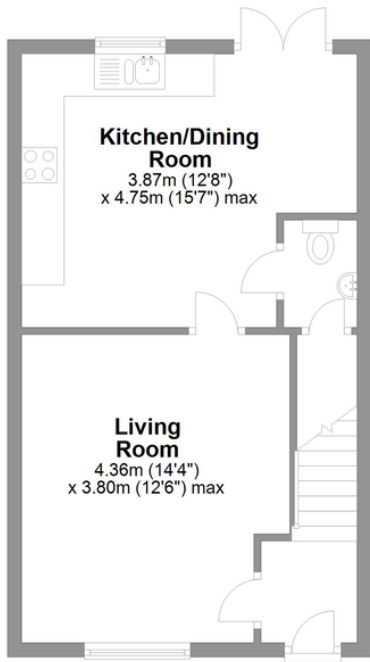






Station Rise Leyburn

Total area: approx. 92.9 sq. metres (1000.2 sq. feet)

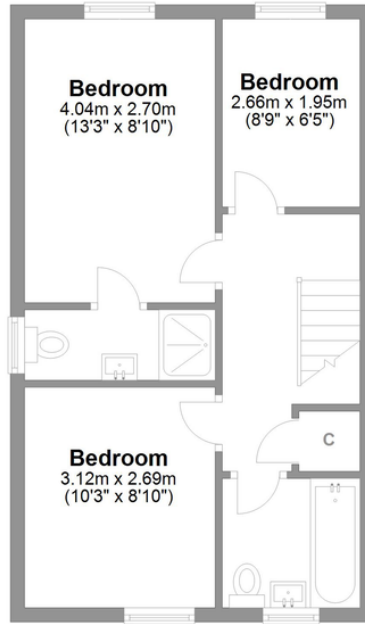


Kitchen/Dining Room
3.87m (12'8")
x 4.75m (15'7") max

Living Room
4.36m (14'4")
x 3.80m (12'6") max

Ground Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



Bedroom
4.04m x 2.70m
(13'3" x 8'10")

Bedroom
2.66m x 1.95m
(8'9" x 6'5")

Bedroom
3.12m x 2.69m
(10'3" x 8'10")

First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)

LOVE PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

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