

Flat 1, Old School House, West Witton, Leyburn, DL8 4NF

Offers over £195,000

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Nestled in the charming village of West Witton, Leyburn, this delightful two-bedroom ground floor apartment on Old School Close offers a perfect blend of comfort and character. The property boasts two well-appointed bathrooms, ensuring convenience for both residents and guests.

One of the standout features of this apartment is its desirable location, which provides a peaceful retreat while still being within easy reach of local amenities and stunning countryside. The apartment is complemented by a lovely patio garden, ideal for enjoying the fresh air or entertaining friends and family. Additionally, there is parking available for one vehicle, adding to the convenience of this property.

This apartment presents an excellent opportunity for those seeking a holiday home or a sound investment in a picturesque area. The option to acquire furniture by request makes it even more appealing, allowing for a seamless transition into your new abode.

In summary, this characterful two-bedroom apartment in West Witton is a rare find, combining modern living with the charm of village life. Whether you are looking for a permanent residence or a getaway, this property is sure to impress.

ENTRANCE HALL

KITCHEN / BREAKFAST ROOM
At the front of the property with a range of wall, base and drawer units with wooden effect worktops, breakfast bar with stools beneath, one and a half bowl stainless steel sink unit with mixer tap over, integrated oven and grill, ceramic hob, extractor hood, integrated dishwasher, integrated fridge, spot lights, wooden effect flooring, Worcester gas boiler, sliding sash windows to the front and the side.

SITTING ROOM 4.85 x 4.54 (15'10" x 14'10")
With two sliding sash windows to the front, wooden effect flooring, fire surround with electric stove and traditional style radiator.

INNER HALLWAY
With doors leading to the sitting room, kitchen, bedrooms and bathroom. There is a useful store cupboard.

UTILITY CUPBOARD
A really handy space with power and lighting, plumbing for a washing machine, work bench and a hanging rail.

BEDROOM 1 3.37 x 2.75 (11'0" x 9'0")
A double bedroom with built in wardrobe with lighting, traditional style radiator, wooden effect flooring, window to the rear and a door leading into the ensuite.

EN SUITE 3.12 x 1.44 (10'2" x 4'8")
With a large double shower cubicle, wash hand basin with a vanity cupboard and drawers beneath, w.c, heated tool radiator, wooden effect flooring and a bathroom mirror.

BEDROOM 2 2.61 x 2.20 (8'6" x 7'2")
A double bedroom with wooden effect flooring, central heating radiator and a window to the rear.

BATH / SHOWER ROOM 3.17 x 1.62 (10'4" x 5'3")
With a free standing bath, sink with handy drawers beneath, w.c, shower cubicle, wooden effect flooring, spot lights and heated towel radiator.

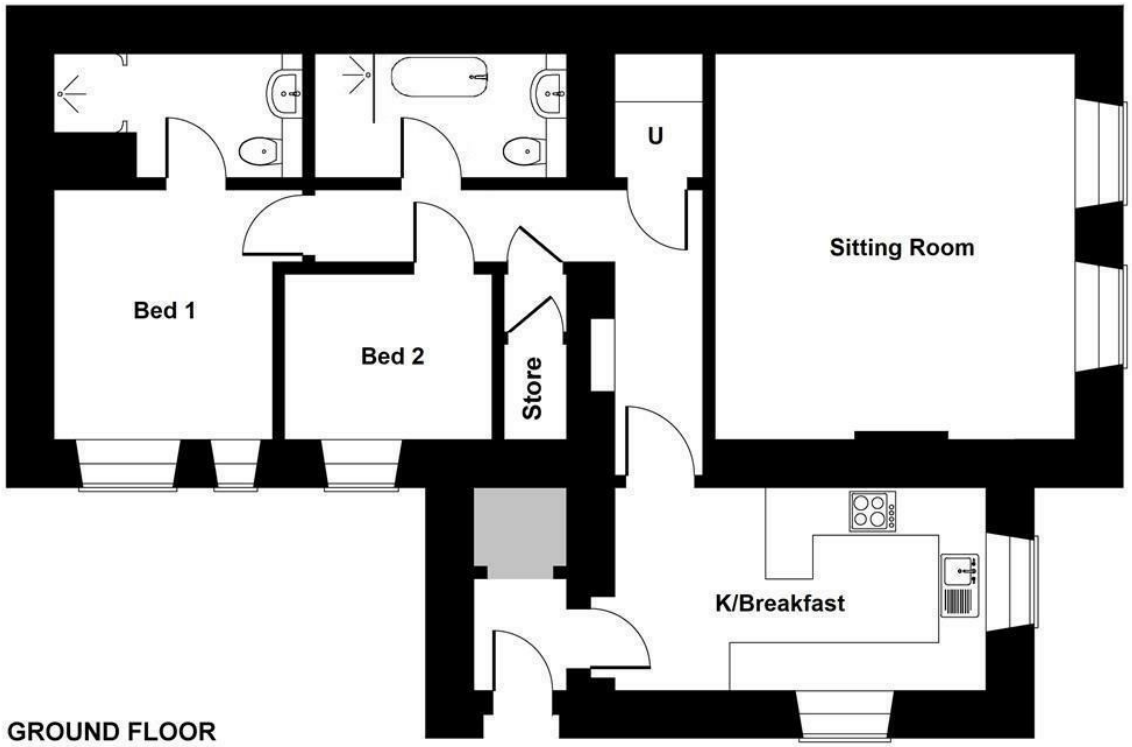
EXTERNALLY
To the front there is an off road parking space for one vehicle. To the rear there is an enclosed paved patio garden with outside lighting and screened LPG storage area.

NOTES
* LEASEHOLD with 962 years left remaining
* LPG GAS CENTRAL HEATING
* COUNCIL TAX BAND C
* MANAGEMENT COSTS FOR 2025 WERE AS FOLLOWS:
Management Fee £400 Window Cleaning £275
Gardening £305





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GROUND 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. 2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







