

**Clyde House
5 Railway Street
Leyburn
North Yorkshire
DL8 5AY
01969 - 623941**

ACCESS STATEMENT FOR CLYDE HOUSE, LEYBURN, NORTH YORKSHIRE

INTRODUCTION

John and Elizabeth Flynn welcome you to their 18th century guest house, located in the Dales market town of Leyburn in the beautiful Yorkshire Dales

This is a summary of the facilities available at Clyde House. We have 6 letting rooms – 3 double, 2 twin and 1 single. The decor throughout is neutral and the accommodation is well lit through natural daylight and good electric lighting. There is full central heating throughout.

PRE-ARRIVAL

We are located on Railway Street which is the main street running through the centre of the town. Easily accessible from the North or South via the A1, Leyburn is the ideal base to explore the Yorkshire Dales and its many attractions. We have a web site www.clydehouse.com and can be contacted by email: info@clydehouse.com or by telephone: 01969 623941.

ARRIVAL AND PARKING FACILITES

Although we have no car parking facilities, there is ample space to the front and side of the property for offloading. There is free car parking, (a voluntary contribution is requested), in the market square which is only 2 minutes from our property.

MAIN ENTRANCE

We have 2 entrances to our property located at the front and side. The side entrance is for ease of access for our single room and twin room accommodation. The entrance to the front of the property is via a main door 96cm wide with a slight lip onto a tiled surface. There is a secondary door with push-bell approximately 1.5m from the floor.

This doorway is 86cm wide and brings you into the entrance hall which has a short-pile carpet. From the entrance hall you can access the guest's lounge, breakfast room and also our 3 double bedrooms which are upstairs on the first floor. Following the hallway directly ahead brings you to another door leading into the garden.

GUESTS LOUNGE

The guests lounge is accessed via a door 80cm wide. The room has two 2-seat sofas, both 43cm high, a large oval table, and an open fire place and is carpeted. There is a selection of reading materials available for guests which includes a range of information giving ideas on places to visit.

BREAKFAST ROOM

The breakfast room is accessed via a door 86cm wide. There are 5 tables, all identical and each seating 2 persons. The tables are 74cm high with a 64cm space beneath. The chairs have cushioned seats and are 51cm high. There is an access point here through a double door opening, 122cm wide, taking you through to the breakfast service area. The breakfast Ercol dresser has 2 shelves 1 of 8cm depth and 1 of 10cm depth and the counter is 85cm high, there is also 1 round service table 67cm high and 62cm in diameter.

BEDROOMS

We have 6 letting bedrooms, all of which have short-pile carpet floor coverings and flat screen, remote controlled colour TVs.

Rooms 1, 2 and 3 are double rooms and are located on the first floor. These rooms are up a flight of 12 stairs 88cm high and 25cm deep turning to the left when you near the top of the flight.

Rooms 4 and 5 are twin bedrooms and are located in a separate wing of the house. These rooms can be accessed directly from the side of the house, through a door 80cm wide and up a step 20cm high bringing you into a hallway. The rooms are situated up a flight of 11 stairs of varying depths turning to the right which brings you onto a small landing.

Room 6 is a single room and is a ground floor room situated to the rear of the property. This room can be directly accessed from the side of the house at ground floor level. Rooms 4, 5 and 6 can also be accessed via the main building, through the breakfast room, into the kitchen and then down a flight of 4 stairs, 18cm high, 81cm wide and 30cm deep.

Bedroom 1

A double room with en-suite shower room, accessed via a door 78cm wide, opening into the bedroom. The double bed is 60cm high and has units to either side with bedside lamps. The room has a built in wardrobe, table, dresser, refreshment tray and drawer unit. There are 2 armchairs 42cm high. Access to the shower room is through a door 67cm wide, opening into the room. The room is 158cm x 168cm with WC, 40cm high, basin, 83cm high, with a mixer tap and mirror with a light above. There is a 25cm step up into the shower unit with electric shower, and the shower door is 50cm wide. The bedroom overlooks the garden and surrounding countryside.

Bedroom 2

A double room with en-suite shower room, accessed via a door 90cm wide. The bed is 63cm high and has units to either side with bedside lamps. The room has a built in wardrobe, table, dresser, refreshment tray and chair 43cm high. Access to the shower room is through a door 66cm wide, opening into the room. The room is 138cm x 110cm with WC, 40cm high, inset vanity basin 84cm high, with cross-head taps and mirror with light above. There is a 30cm step up into the shower unit with electric shower and the shower door is 50cm wide. The bedroom overlooks the main street and market square.

Bedroom 3

A double room with en-suite shower room, accessed via a door 90cm wide. The bed is 54cm high and has units to either side with bedside lamps. The room has a built in wardrobe, table, dresser, refreshment tray and 2 chairs 43cm high. Access to the shower room is through a door 72cm wide, opening into the room. The room is 198cm x 95cm with WC, 42cm high, basin, 79cm high, with mixer tap and mirror with light above. There is a 28cm step up into the shower unit with electric shower and the

door is 48cm wide. The bedroom overlooks the main street and market square.

Bedroom 4

A twin room with en-suite shower room, accessed via a door 60cm wide. The beds are 60cm high and have units either side with bedside lamps. The room has a built in wardrobe, table, dresser, stool 48cm high, refreshment tray and chair, 47cm high. Access to the shower room is through a door 66cm wide, opening into the room. The room is 188cm x 133cm with WC, 42cm high, basin, 83cm high, with mixer tap and mirror with light above. There is a 12cm step into the shower unit with electric shower and the door is 50cm wide.

Bedroom 5

A twin room with en-suite shower room, accessed via a door 60cm wide. There are 2 steps down into this room – a stone step at the top, 14cm high then a carpeted step 16cm high. The beds are 58cm high and have units to either side with bedside lamps. The room has built in wardrobes, table dresser, stool 46cm high, refreshment tray and chair 47cm high. Access to the shower room is through a door 65cm wide, opening into the bedroom. The room is 111cm x 124cm with WC, 52cm high, basin, 79cm high, with mixer tap and mirror with light above. There is a 20cm step into the shower unit with electric shower and the door is 55cm wide. The room overlooks the garden and surrounding countryside.

Bedroom 6

A single bedroom with en-suite shower room, accessed directly from the side of the property or through the main building (as described above). The exterior door is 80cm wide and accesses a step 7cm high and 16cm deep. Alternative access to the house is up 3 steps 14cm high, 30cm deep and 80cm wide through a door 80cm wide which opens into the bedroom. The bed is 60cm high and has a bedside unit with lamp. There is a clothes hanging area, 4 drawer unit, occasional table and 1 upright chair 45cm high, and a 3 drawer pine unit. Access to the shower room is through a sliding door 62cm wide. The room is 216cm x 75cm with WC, 41cm high, basin, 80cm high, with mixer tap and mirror with light above. There is a 15cm step into the shower unit with electric shower and the door is 55cm wide.

GARDEN

The garden, to the rear of the property, can be accessed from the house down three stone steps bringing you onto a paved patio where there is seating and a table, there is a further three steps to remaining paved area. The garden can also be accessed from the driveway to the side of the property, there is one step up onto the paved area and six further steps to the patio area.

ADDITIONAL INFORMATION

We are open all year.

The property is non-smoking.

CONTACT INFORMATION

Address: Mr & Mrs Flynn, Clyde House, 5 Railway Street,
Leyburn, North Yorkshire DL8 5AY

Tel: 01969 623941

Web: www.clydehouse.com

Email: info@clydehouse.com

In order to ensure we continue to meet the requirements of those with additional needs, we would welcome your feedback. If you feel there are any areas where improvements can be made, please let us know, either via email, telephone or in person.