

# **Access Statement for Greenhills, Leyburn**

## **Introduction**

We endeavour to offer a comfortable Bed & Breakfast service in our three bedroomed home. We have a web-site showing photos of each of the guest rooms which are all situated on the first floor. The following is a summary of our provision but please feel free to call or e-mail us if you have any further questions.

## **Pre-Arrival**

- Greenhills is situated on the A6108, less than ¼ mile from the centre of the market town of Leyburn.
- The nearest main-line train station is Northallerton which is approximately 17 miles or 40 minutes by car.
- There is a bus stop approximately 100m from the entrance providing services for the journey to/from Northallerton which takes approximately 1 hour.
- Further details regarding timetables etc can be provided upon request.

## **Arrival & Car Parking Facilities**

- Check-in time is flexible and can be discussed at the time of booking.
- The block paved area at the front of the property provides off road parking for 3 cars.
- There is a lock-up garage which can be made available for bikes.
- Assistance with luggage is always offered to guests.

## **Main Entrance & Reception**

- The entrance is accessed from the level block paved area.
- The doorway is 31cm wide and has a low threshold leading into the hallway with stairs up to the guest bedrooms.
- Guests are escorted to their rooms and the facilities explained.

## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- There are short pile carpets fitted throughout with the exception of the bathrooms which are fitted with good quality vinyl.
- The hallway is 44cm wide at the narrowest point.
- There is a straight flight of 15 stairs up to the guest bedrooms with a banister to one side and a painted dado rail to the other.
- All 3 guest bedrooms are off the spacious landing which is 31cm at the narrowest point where there is a bookcase.

## **Public Areas - Sitting room, Lounges, Hallways etc**

- There is a guests' lounge on the ground floor with a remote controlled Freeview television and comfortable seating for 6 guests.
- The breakfast room is also on the ground floor.

## **Public WCs**

- The only WCs are en-suite to the guest bedrooms.
- There are no WC facilities on the ground floor.

## **Laundry**

- Although there are no laundry facilities for guests' use, we will be happy to assist in drying wet walking clothing if required.
- There is a launderette in the Market Place offering both full service and self-service facilities.

## **Bedrooms & Sleeping Areas**

- Carpets in the bedrooms are all short pile with good quality vinyl fitted in the bathrooms.
- Lights are fitted with low energy bulbs.
- Televisions all have remote controls and Freeview/Teletext/Subtitles.
- Room 1 is a spacious room with a king sized bed, a single bed in a separate area and 2 armchairs.
- Room 2 has a king sized bed with a separate sitting area with 2 armchairs.
- Room 3 has a king sized bed.

## **Bathroom, Shower-room & WC [En-suite or Shared]**

- The bathrooms are all en-suite to the bedrooms with showers over the baths.
- Although all the bathrooms are of a good size, Room 1 is the most accessible for people with limited mobility, with the floor space measuring 51cm x 102cm at the narrowest point. The bath height is 21½cm high and the basin 32cm high.
- Room 3 has a step down into the bathroom.

## **Grounds and Gardens**

- Guests are welcome to use the front garden which is well stocked with shrubs and flowering tubs.
- There is a small table with 2 chairs situated on the level block paved area. (Further chairs can be supplied on request).

## **Additional Information**

- Greenhills is non-smoking throughout.

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## **Future Plans**

To continually improve our service.

## **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01969623859 or email [susan@greenhillsleyburn.co.uk](mailto:susan@greenhillsleyburn.co.uk)**

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