

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co.
Est. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



Fairfield, Moor Road, Bellerby

- Semi-Detached Property With Beautiful Views
- 3 Good Bedrooms
- Living Room
- Kitchen Diner
- Shower Room
- Gas Central Heating & Double Glazing
- Gardens To Front & Rear
- Garage
- Superb Family Home Or Investment Property

Postcode: **DL8 5QX**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **E**

Local & Planning Authority:
North Yorkshire Council

Offers Over: £230,000



Fairfield is a charming semi-detached 3 Bedroom property situated in the popular village of Bellerby.

Bellerby is just 2 miles from the market town of Leyburn and is well placed for exploring the Dales or for commuting to Richmond and the A1. It has a lively community with pub, church, village hall and regular bus service. Leyburn has both primary and secondary schools, church and chapel. It also has a weekly outdoor market and a good range of shops and restaurants.



The ground floor comprises of a lovely bright living room a well-appointed kitchen diner and a porch entrance to the rear of the property. Upstairs there are 3 excellent bedrooms with stunning views and a family bathroom with a free-standing corner shower cubicle. The property benefits from double glazing and gas central heating.

Outside there is a gravelled garden and stone flags leading to the front and rear door. There is a shared driveway that leads to the rear of the property where there is a garage and a private garden stone flag patio area with beautiful views of the fields behind.



Ground Floor

Entrance Hall Fitted carpet. Radiator.

Living Room Lovely light living room. Fitted carpet. Coved ceiling. Gas fire. Windows to front and side. Understairs cupboard with light.

Kitchen Diner Partially fitted carpet. Partially fitted vinyl floor. Radiator. Good range of wall and base units. Plumbing for washing machine. Space for fridge freezer & cooker and hob. Composite sink and drainer. Consumer unit. Window to rear. Door to rear porch.



Rear porch. Vinyl floor. Window to rear. Door to rear garden.

First Floor

Stairs & Hallway Fitted carpet. Loft access. Airing cupboard

Bedroom 1 Good double bedroom. Fitted carpet. Radiator. Built in wardrobes. Two windows to front.

Bedroom 2 Good bedroom. Fitted carpet. Radiator. Window to rear with far reaching views.

Bedroom 3 Good bedroom. Fitted carpet. Radiator. Window to rear with far reaching views.



Shower Room Vinyl flooring. WC. Radiator. Shaving point. Washbasin. Electric shower. Acrylic shower splash back. Frosted window to side.

Outside

Front Stone flagged path. Low maintenance gravelled garden. Access to rear garden and garage.

Rear Low maintenance garden. Shared driveway and access to garage. Flower beds. Gravelled path. Good sized wooden shed. Quiet stone flagged patio area. Views to fields beyond.

Garage Good storage space. Up over door.

Services

Mains water and sewerage.

Mains gas

Broadband:

Basic

6 Mbps

Superfast

32 Mbps

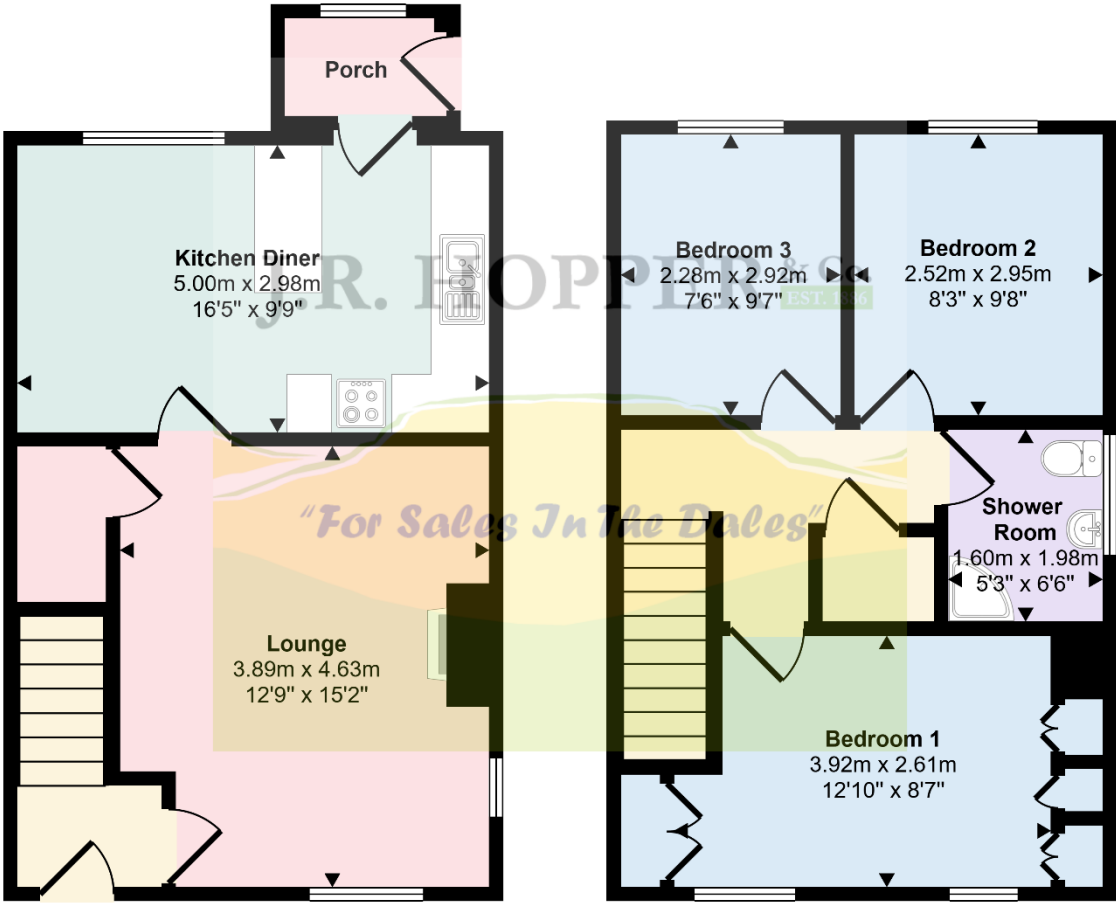
Flood Risk

No history of flooding



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Approx Gross Internal Area
79 sq m / 855 sq ft



Ground Floor
Approx 40 sq m / 435 sq ft

First Floor
Approx 39 sq m / 420 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.