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"For Sales In The Dales"



19 Dale Grove, Leyburn

- Detached Modern Bungalow In Prime South Facing Position
- 2 Double Bedrooms
- Further Bedroom/Dining Room
- Bathroom
- Lounge
- Fitted Dining Kitchen
- Gas Central Heating & Double Glazing
- Parking & Garage
- Low Maintenance Gardens
- An Ideal Family, Retirement Or Investment Property

Postcode: **DL8 5JG**

Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **TBC**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £300,000 - £325,000



19 Dale Grove is a detached bungalow, situated on the popular development of Dale Grove. This development dates back to 2001, with this property commanding a prominent and spacious plot.

Set on the outskirts of Leyburn it benefits from good access connections with bus stops on the main road entrance, walking distance to the town centre and direct ingress to the A6108 towards Catterick and Richmond.



Leyburn itself is a bustling market town with a fantastic range of shops, a market on a Friday, pubs, restaurants, primary and secondary schools, churches, sport and medical facilities. There is easy access to the nearby towns of Richmond, Bedale and the A1. There are also lovely walks on your doorstep in all directions.

The accommodation is spacious comprising of a good-sized kitchen diner, light lounge, 2 Double bedrooms, further bedroom/dining room and family bathroom.

Externally there is a lawned South facing garden to the front, a garage and ample parking on the private drive. To the rear there is a low maintenance landscaped garden.



The property is well placed with pleasant outlooks to the front and fields to the rear.

19 Dale Grove would make an ideal family, retirement or investment property.

Accommodation

Lounge Good sized bright room. Fitted carpet. Coved ceiling. Fireplace housing electric fire. Radiator. Window to front.

Entrance Hall Fitted carpet. Coved ceiling. Dado rail. 1/2 boarded loft with access, ladder and light. Front door.

Bedroom 1 Good double bedroom. Fitted carpet. Coved ceiling. Radiator. Window to rear.

Bedroom 2 Good double bedroom. Fitted carpet. Coved ceiling. Window to rear.

Bedroom 3/Dining Room Single bedroom. Fitted carpet. Coved ceiling. Radiator. Currently used as a dining room. Double patio doors to garden.

Bathroom Suite in white. Vinyl flooring. Fully tiled walls. Walk in shower. WC. Wash basin. Radiator. Airing cupboard housing hot water cylinder. Frosted window to rear.



Kitchen Diner Spacious fitted kitchen. Laminate wooden floor. Coved ceiling. Good range of wall and base units. 1 1/2 Bowl stainless steel sink. Integrated oven, grill and microwave. Gas hob. Extractor hood. Radiator. Integrated fridge and dishwasher. Door to garage. 2 Windows to front.

Garage Electric roller door. Power and light. Gas central heating boiler. Window to rear. Door to kitchen.

Outside

Front Driveway which provides ample parking. South facing lawned garden to front. Outdoor tap. Footpath.

Rear Low maintenance landscaped garden with patio, gravel and flowerbeds. Bin store. Outdoor tap.


Services

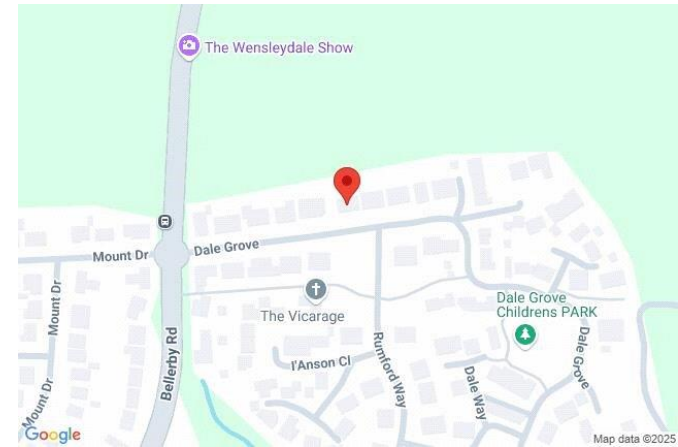
Mains gas, electric, water and drainage.

No history of flooding.

Broadband

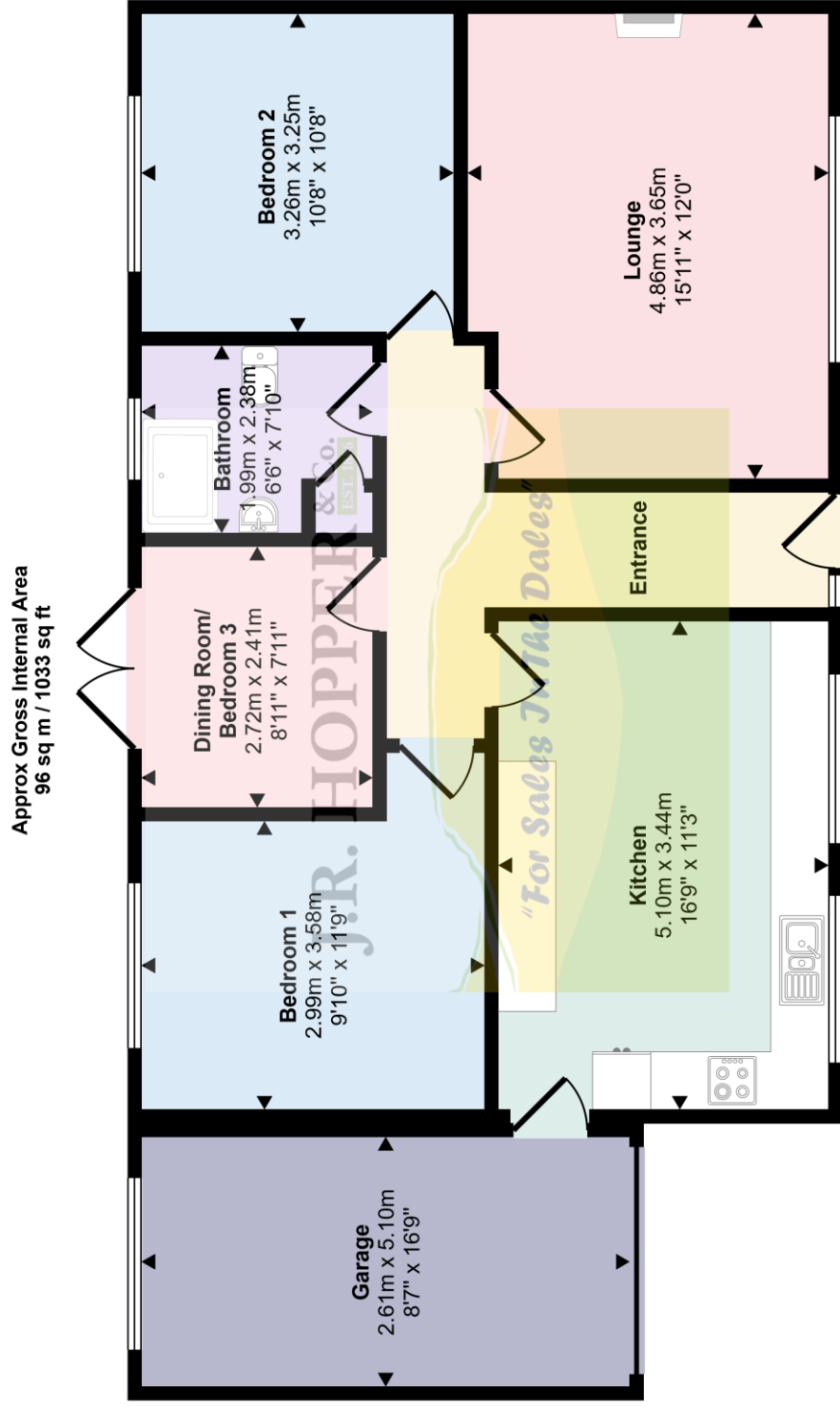
Basic 17 Mbps
Superfast 80 Mbps

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.





Floorplan

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.