

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"



22 Jasmine Court, Gayle

- Spacious First Floor Flat
- Quiet Yet Convenient Location
- 2 Bedrooms
- Large Sitting Room
- Fitted Kitchen
- Bathroom
- Storage Room
- Night Storage Heating & Double Glazing
- Communal Gardens & Safe On Street Parking
- Ideal First Time Buyer Or Investment Property

Postcode: **DL8 3SJ**

Tenure: **Leasehold**

Council Tax Band: **A**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire Council

Offers Over: £85,000



Flat 22 Jasmine Court is a well-presented first-floor apartment situated within the Little Ings development in the village of Gayle, just 400 metres from the vibrant market town of Hawes.

Hawes, located at the head of Wensleydale in the heart of the Yorkshire Dales National Park, is a thriving town with a wide range of amenities including independent shops, cafés, pubs, restaurants, a church and chapel, a primary school, and medical facilities. The area also benefits from picturesque views and scenic walks directly from the doorstep.

The property is leasehold, with approximately 114 years remaining on the lease. The accommodation is well laid out and comprises a spacious lounge, a fitted kitchen-diner, two bedrooms, a house bathroom, and a useful storeroom.

Externally, there is communal parking and access to a shared garden area. Jasmine Court is managed by Richmondshire District Council, and the development is well maintained. The ground rent includes buildings insurance, upkeep of communal gardens, external decoration, and maintenance of the roof and structure.

22 Jasmine Court would make an ideal starter home, retirement property, or investment opportunity, with an estimated rental income of £550–£600 per calendar month.

Viewing is highly recommended.

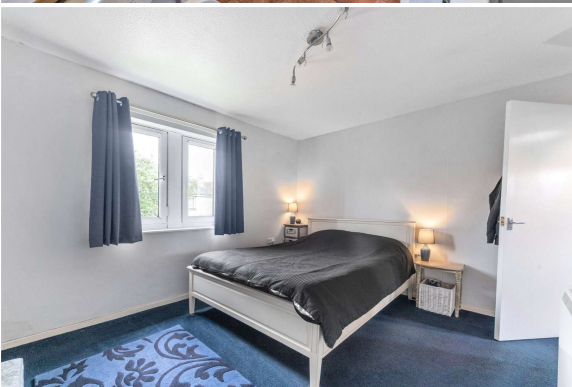


Entrance Communal hallway. Stairs to first floor communal landing.



Entrance Hall Vinyl flooring and fitted carpet. Loft access. Storage/ airing cupboard with shelving. Night storage heater. Wooden external fire safe door.

Storage Room Spacious storage room. Hot water tank.



Bedroom One Large double bedroom. Fitted carpet. Built in cupboard with shelving. Night storage heater. Window.

Bedroom Two Single bedroom. Fitted carpet. Night storage heater. Window.

Living Room Spacious sitting room. Fitted carpet. TV point. Two-night storage heaters. Two windows to the West with a pleasant outlook.

Bathroom Family bathroom. Vinyl flooring. Extractor fan. Bath with shower over. W/C. Wash basin set in vanity unit. Part tiled walls. Wall heater. Frosted window.

Kitchen Good sized kitchen. Vinyl flooring. Strip lighting. Extractor fan. Part tiled walls. Range of fitted wall and base units with wooden effect worksurface. Single stainless-steel sink. Electric cooker point. Plumbing for washing machine and space for tumble dryer. Window to the North.

Agents Notes Mains electric, water & drainage.

Night storage heaters.

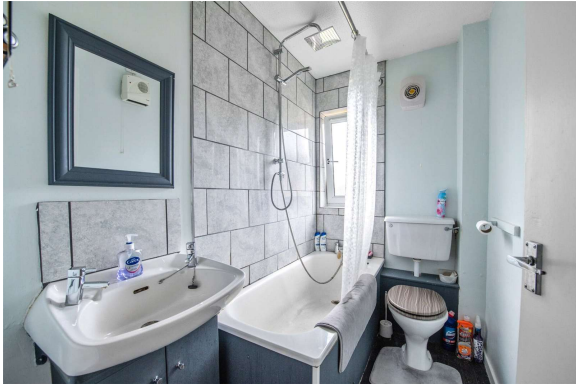
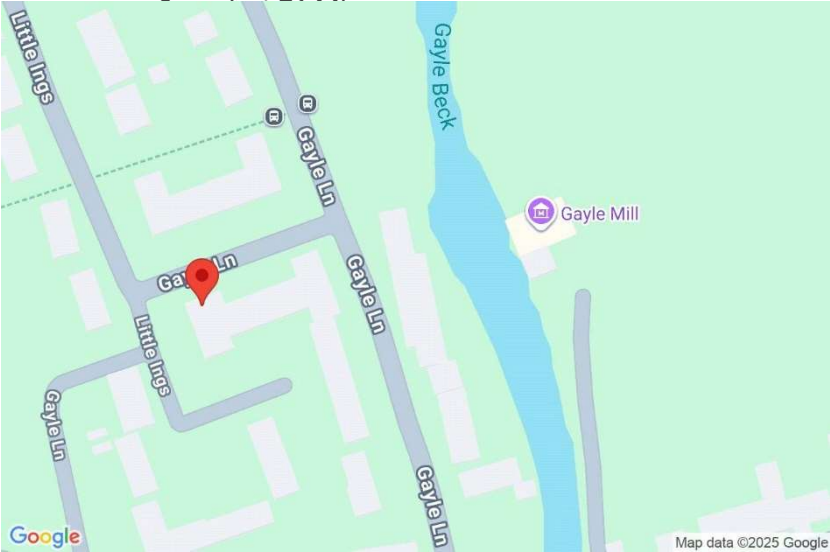
Double glazing throughout.

Use of communal gardens and parking area.

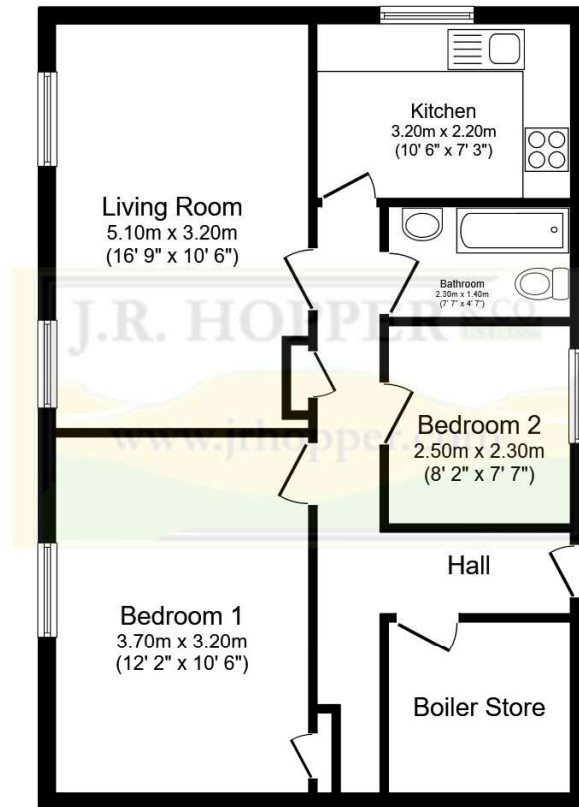
Service charge payable annually. This includes electric for communal areas, buildings insurance, maintenance and ground rent.

Flood risk: Very low

Broadband: Basic 17 Mbps



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Total floor area 63.1 sq.m. (679 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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