

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"



2 Grove Cottages, Brough

- Spacious Character Cottage
- Living Room With Feature Fireplace
- Well-Equipped Kitchen/Dining
- Two Good Double Bedrooms
- Contemporary Family Bathroom
- Oil-Fired Central Heating
- Low-Maintenance Rear Patio Garden
- Grade II Listed
- No Onward Chain
- Ideal as a First Home, Holiday Retreat, or Investment Opportunity

Postcode: **CA17 4BT**

Tenure: **Freehold**

Council Tax Band: **A**

Energy Efficiency Band: **D**

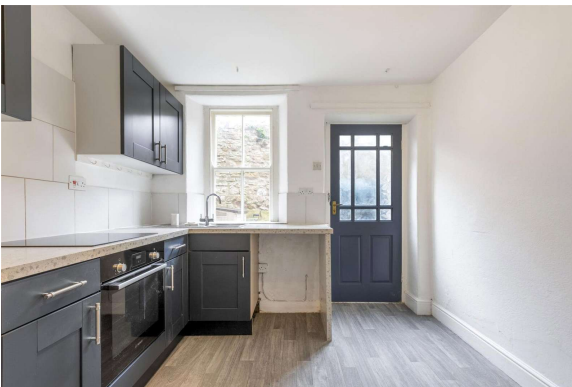
Local & Planning Authority:
**Westmorland and Furness
Council**

Offers in the region of: £139,950



2 Grove Cottages, Brough is a charming mid-terrace property situated in the heart of the village of Brough.

This delightful home offers well-proportioned accommodation and is ideally positioned to take advantage of the village's welcoming community and excellent local amenities. Brough boasts a village shop, primary school, outreach post office, hotel, and public house, making it a well-connected and desirable place to live.



For secondary education, residents benefit from access to the highly regarded Kirkby Stephen Grammar School and Appleby Grammar School. Just five miles away, the thriving market town of Kirkby Stephen offers an extended range of facilities including a supermarket, banks, independent retailers, cafés, restaurants, pubs, hotels, and a variety of recreational and sporting amenities.



The property itself features a spacious living room with attractive alcove shelving and a central fireplace, currently fitted with an electric fire. The well-appointed kitchen/diner provides ample space for cooking and entertaining, complemented by convenient understairs storage.

Upstairs, there are two generously sized double bedrooms and a large family bathroom.

2 Grove Cottages presents an excellent opportunity for a variety of buyers, whether you are seeking a first home, a holiday getaway, or a promising investment.



Ground Floor

Entrance Entrance vestibule. Fitted carpet. Frosted window to sitting room. Front door.

Sitting Room Lovely, bright reception room. Newly fitted carpet. Feature fireplace. Shelved alcove. Built in cupboard. Radiator. Window to the front.

Hall Newly fitted carpet. Understairs cupboard. Staircase. Dado rail.

Dining Kitchen Spacious dining kitchen. Newly fitted vinyl flooring. Good range of modern wall and base units with integrated electric oven and hob. Stainless steel sink unit. Space for fridge and freezer, Radiator. Rear door. Sash window.

First Floor

Landing Turned staircase. Fitted carpet. Dado rail. Radiator. Window to the rear.

Bedroom One Good front double bedroom. Fitted carpet. Radiator. Sash window to the front.

Bedroom Two Front bedroom. Fitted carpet. Radiator. Sash window to the front.

Bathroom Good size family bathroom. Vinyl flooring. Bath. WC. Wash basin. Corner shower cubicle with electric shower. Airing cupboard. Radiator. Window to the rear.

Outside

Parking Ample, street parking readily available to the front.

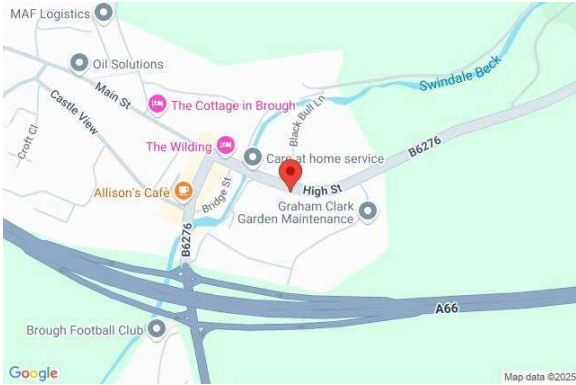
Rear Yard Small rear yard.

Agents Notes

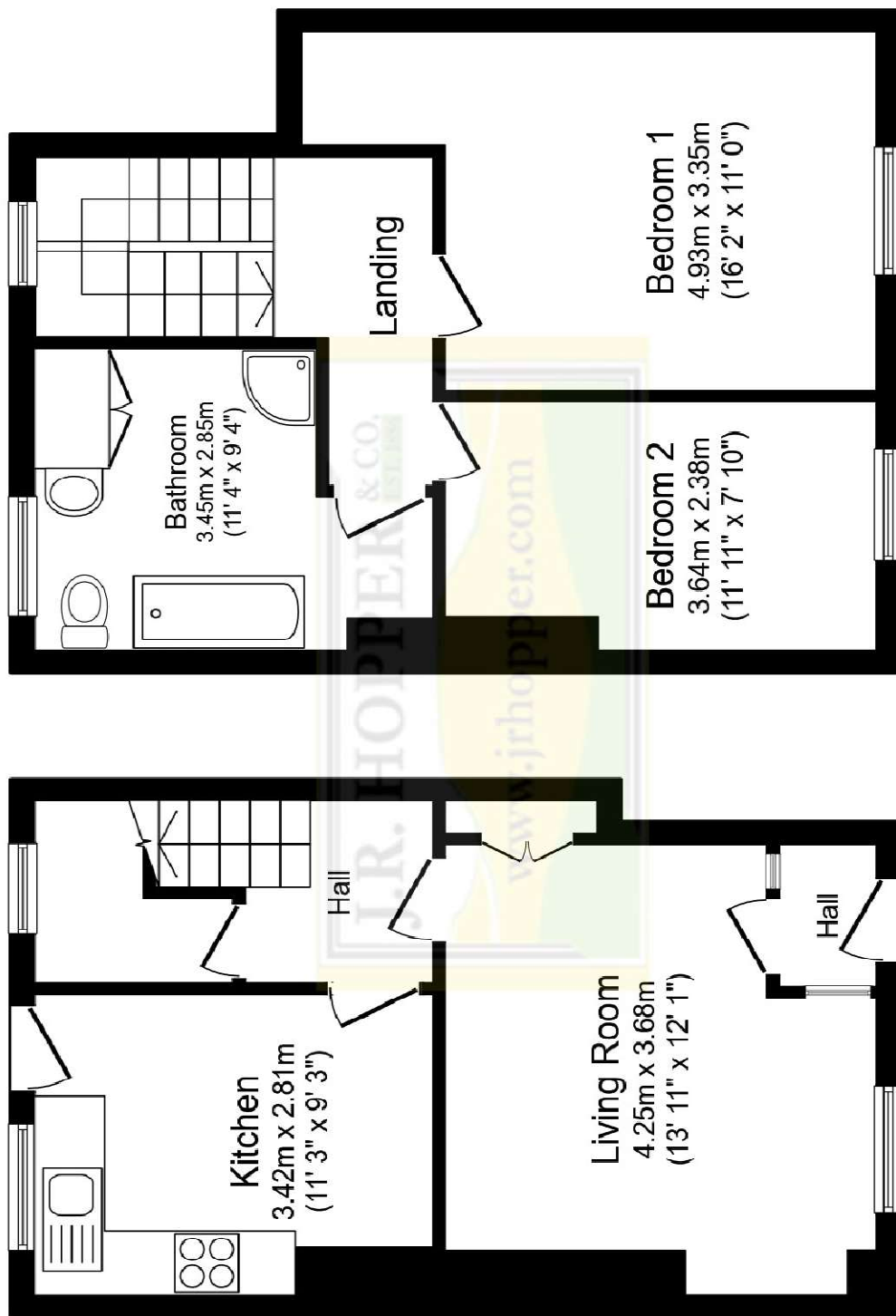
Oil central heating.

Categorised as very low flood risk, with no history of flooding.

Grade II listed property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



First Floor

Ground Floor

Total floor area 71.3 sq.m. (768 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

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.