

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

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Est. 1886

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"For Sales In The Dales"



1 Crown Court Cottage, Leyburn

- Character Dales Cottage
- Convenient Location Close To Town Centre
- 2 Bedrooms
- Living Room
- Kitchen
- Bathroom
- Electric Heating
- Ideal Starter, Bolt Hole Or Investment Property
- Chain Free

Postcode: **DL8 5EA**

Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **TBC**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £150,000 - £180,000



1 Crown Court is a lovely character cottage, conveniently located just off Leyburn market place.

Leyburn boasts a thriving community with a wide range of amenities, including independent shops, welcoming pubs and restaurants, reputable schools, churches, and a medical practice. The town also benefits from sports facilities, children's play areas, and a traditional outdoor market held every Friday. The renowned Tennants Auctioneers is located nearby, and excellent transport links provide easy access to Richmond, Bedale, Northallerton and the A1.

1 Crown court comprises a characterful living room with feature beams and a stone fireplace and a kitchen/diner to the ground floor. On the first floor there are 2 bedrooms and the family bathroom.

Outside the property there is a shared courtyard, with a small south facing flagged area and raised flower beds directly to the front.

1 Crown Court would make an ideal starter home, bolt hole or investment property.

Ground Floor

Living Room Fitted carpet. Feature beams. Wooden clothes airer. Stone fireplace. Electric stove. Electric heater. Window to front.

Kitchen Partially carpeted and partial vinyl flooring. Electric heater. Partially tiled walls. Integrated fridge freezer. Storage cupboard. Wall and base units. Electric oven. Electric hob. Extractor hood. Plumbing for washing machine. Stainless steel sink and drainer. Shelves. Frosted window to side.

Stairs & Landing Fitted carpet. Feature beam. Built in cupboard housing hot water cylinder.

First Floor

Bedroom 1 Double bedroom. Fitted carpet. Electric heater. Built in cupboards. Alcove with shelving and cupboard. Window to front.

Bedroom 2 Fitted carpet. Built in cupboard. Window to front. Built in storage cupboard.

Bathroom Tiled flooring. Tiled walls. Washbasin. WC. Bath with shower over.

Outside South facing. Raised flower bed. Small flagged area.

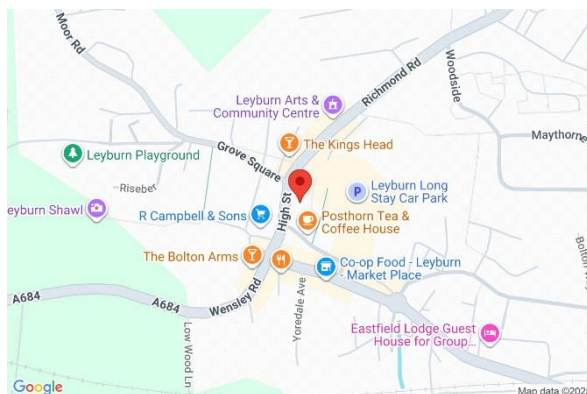
Services

Mains electric, water and drainage.

Broadband:

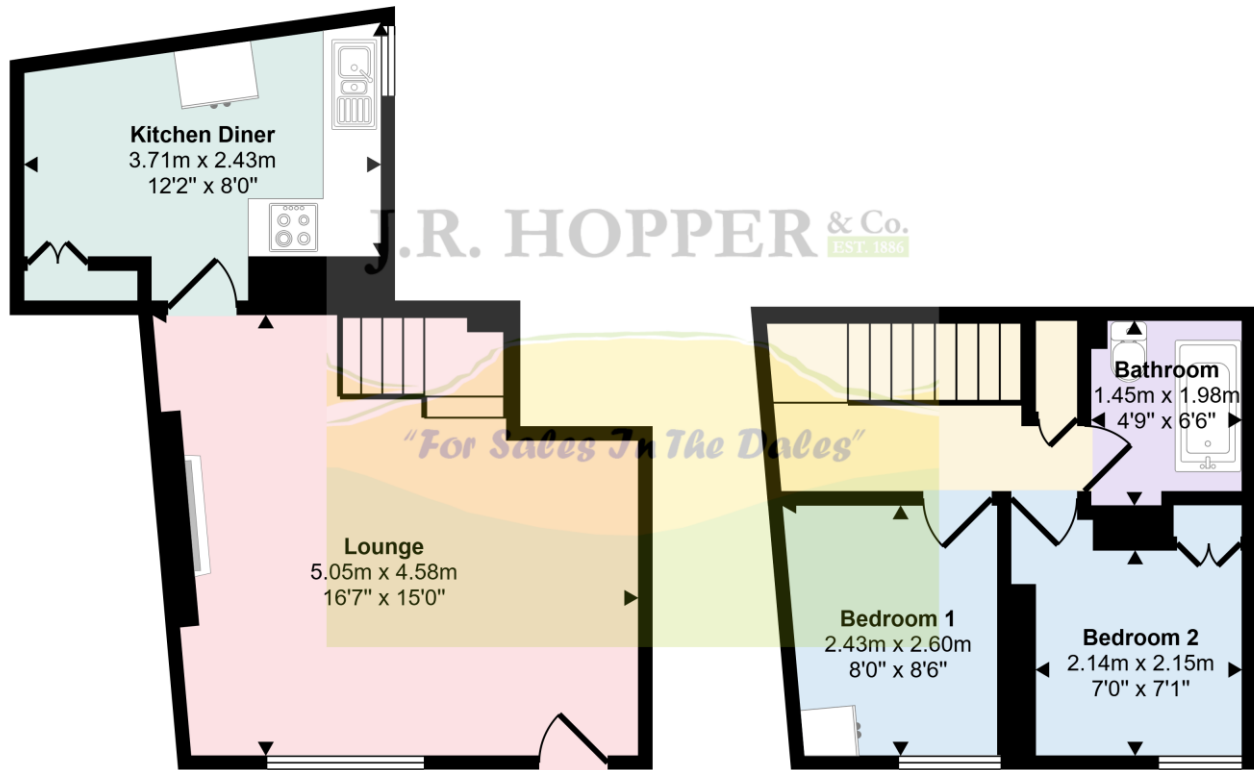
Basic: 18 Mbps Superfast: 241 Mbps

Flood risk: Noted as very low, 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
52 sq m / 558 sq ft



Ground Floor

Approx 31 sq m / 329 sq ft

First Floor

Approx 21 sq m / 229 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.