



76 Dale Grove

Leyburn, North Yorkshire DL8 5GA



Robin Jessop

An Individually Designed, Four Bedroom Family House Located Within a Popular Cul De Sac

- Immaculate Detached House
- Four Bedrooms
- Modern Kitchen Diner
- Delightful Rear Garden, Off Road Parking & Double Garage
- Close to Leyburn Town Centre
- Quiet Position within a Popular Cul De Sac
- Offers Over: £400,000

SITUATION

Richmond 9 miles. Bedale 11 miles. Hawes 17 miles. Northallerton 19 miles. Teesside 40 miles. Harrogate 43 miles. Leeds Bradford & Newcastle airports are both a 1 hours' drive. All distances and times are approximate.

76 Dale Grove is located within a quiet cul de sac on the fringe of Leyburn, a thriving Market Town on the edge of the Yorkshire Dales National Park. The property is within walking distance of the town centre.

The bustling town offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist as well as both primary and secondary schools. There is a weekly market and many clubs and events.

DESCRIPTION

76 Dale Grove is a modern individually designed, detached stone-built property finished to a high standard throughout. The property provides a fantastic opportunity to create a family home where the purchaser has the ability to move straight in.

Internally, the property is entered into via a good-sized entrance hall which leads to the cloakroom, living room and kitchen diner. The living room offers a well proportioned, dual aspect room with multi fuel burner. The kitchen diner provides a modern and spacious area with wall and floor units, breakfast bar and dining area. Off the kitchen you are also able to access the utility area which is also used as a rear entrance.

The first floor of the property features three good sized double bedrooms, one of which benefits from a modern ensuite. The final bedroom is a single room which could also be used as a home office. The first floor is finished off by a family bathroom.

Externally, the property features a well proportioned rear garden



with patio area which is ideal for alfresco dining, large double garage and enough parking for several cars.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

Money Laundering Regulations

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office. We will then take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

Method of Sale

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

Tenure

The property is freehold and vacant possession will be given upon completion.

Council Tax

Band E.

Energy Performance Certificate

Energy Rating C.

Services

Mains electricity. Mains water. Mains drainage. Gas central heating. Double Glazing.

Fixtures & Fittings

Only those fixtures and fittings described within this brochure are included in the sale. Some items are up for private negotiation.

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What3words

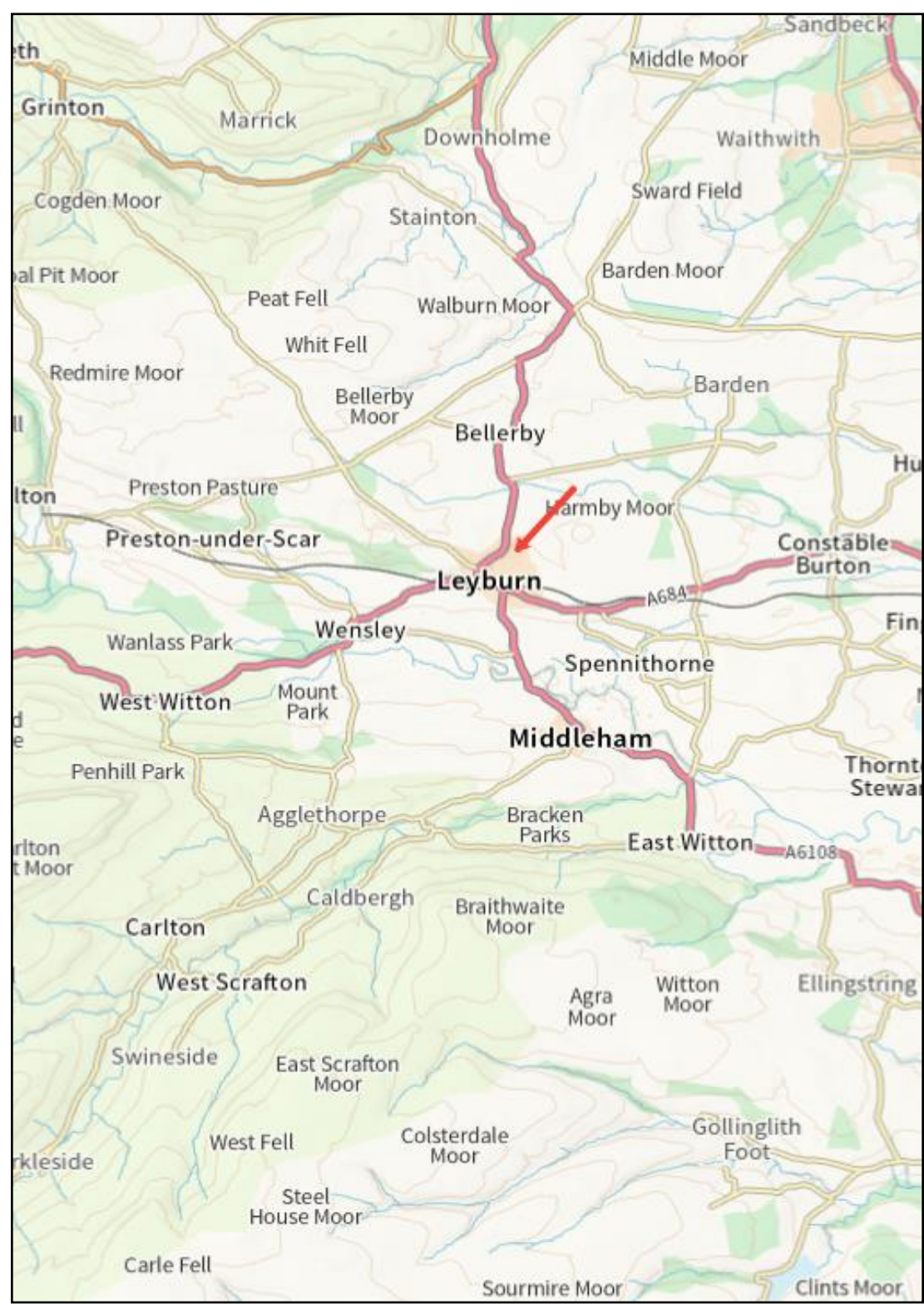
Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

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Local Authority

North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. Tel.01748 829100





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

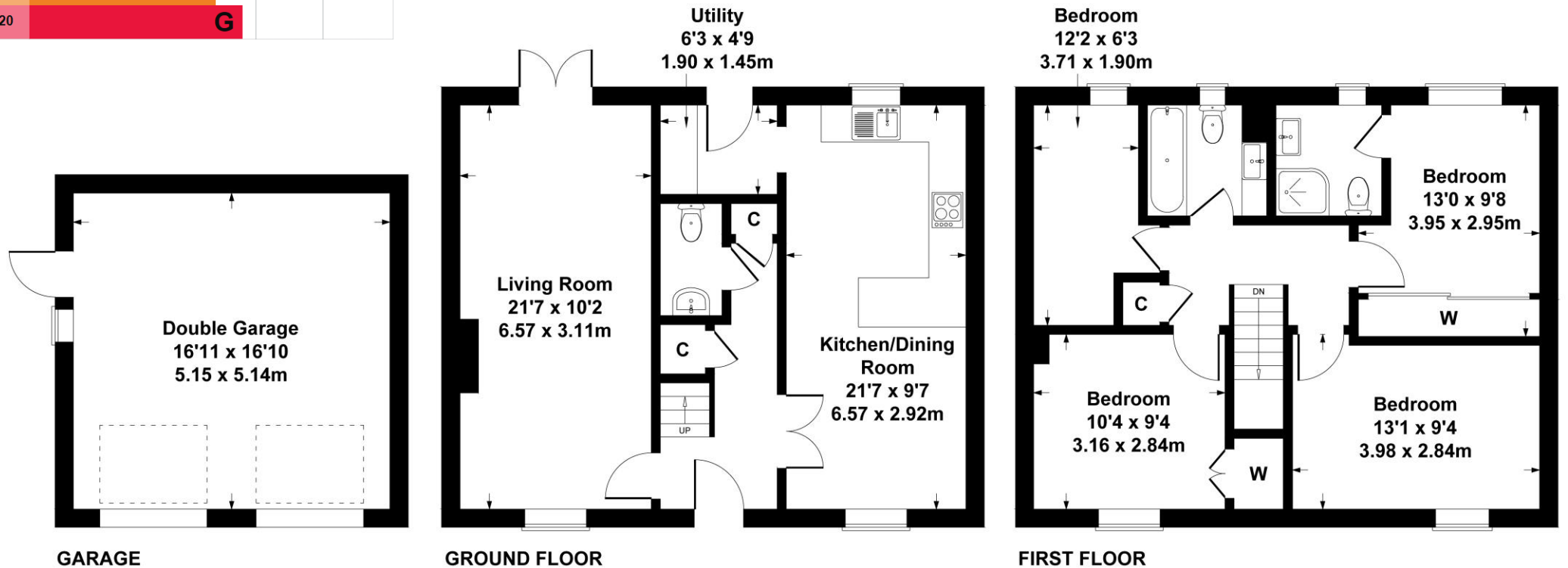
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Approximate gross internal area

House 108 sq m - 1163 sq ft

Garage 26 sq m - 280 sq ft

Total 134 sq m - 1443 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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01677 425950

www.robinjessop.co.uk

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