



2 BELLE VUE TERRACE  
Bellerby, Leyburn



GSC GRAYS

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# 2 BELLE VUE TERRACE

Leyburn, DL8 5QL

This attractive terraced cottage offers immaculately presented accommodation over two floors. The ground floor features an entrance hallway, open-plan living and dining room with period details and a cast-iron fireplace, and a characterful kitchen with integrated appliances and access to a rear courtyard. Upstairs are two double bedrooms and a four-piece bathroom. Externally, there is a front garden with open views, a rear courtyard, and a garage with power and WC.



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## Situation and Amenities

Bellerby is a picturesque village in Wensleydale, on the edge of The Yorkshire Dales National Park, with a traditional public house, Church and a village hall with playing fields. The thriving market town of Leyburn is 1.5 miles away and boasts a variety of independent shops, Co-operative supermarket, weekly local market, several hotels, restaurants and public houses, as well as the well renowned Tenants Auctioneers. There are also a wide variety of national supermarkets and shops located 6.5miles away.

Main line (East Coast) train service from Northallerton 20 miles, A1 (North and South) 9.5 miles. Please note, all distances are approximate.





### Accommodation Comprises: Ground Floor

There is an entrance porch and hallway, with a spindle staircase to the first floor and a door leading into the open plan living and dining room. The living room has a window overlooking the main garden, an open cast iron fireplace, with wooden surround, built-in storage, corning and ceiling rose and an opening leading into the dining room. The dining room benefits from a window to the rear and an understairs storage cupboard.

The kitchen has a range of units with cream frontage and solid wood work surfaces, integrated appliances including a double oven, four ring gas hob and extractor fan, Belfast sink, two windows overlooking the rear courtyard, exposed beams, tiled flooring, space for a free standing fridge and a door to the rear courtyard.



## First Floor

The landing provides access to the two bedrooms, house bathroom and access to the loft.

The principal bedroom is a substantial double, with a window overlooking the playing fields and countryside beyond, storage cupboard and cornicing detail. The second bedroom has a window to the rear. The house bathroom has a four piece white suite, including a panelled bath, step-in shower, vanity basin, WC, window to the rear and extractor fan.

## Externally

The property is approached from the rear, accessed through a timber gate to a courtyard area and a path leading up to a door into the kitchen, as well as a useful garage. The main garden is situated to the front of the property. The front entrance is approached via a pedestrian right of access enjoyed by the property through neighbouring gardens.

The garden is mainly laid to lawn, with a paved patio seating area, well stocked flower beds and borders, fenced and walled boundaries and a lovely view over the open playing fields to the front. There is a gravelled pathway to the front door.

## Garage

The garage is a useful storage area, accessed from The Olde Wynd, with an up and over door, window, pedestrian door into the courtyard, a WC, light and power connected.

## Tenure

The property is believed to be freehold with vacant possession on completion.

## Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded C.

## Services and Other Information

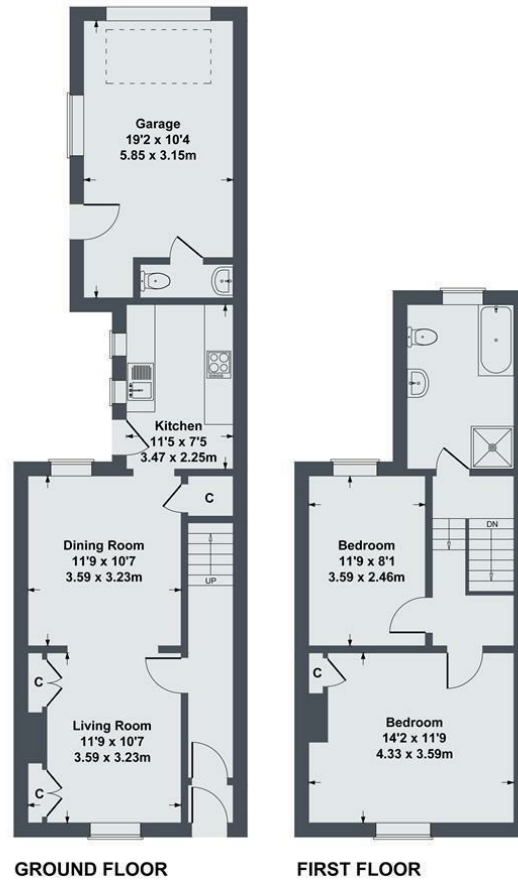
The property is served by gas fired central heating, mains electric, water and drainage connected.

## Particulars & Photographs

The particulars were written and the photographs taken in March 2026

## 2 Belle Vue Terrace, DL8 5QL

Approximate Gross Internal Area  
1054 sq ft - 98 sq m



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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