

Dale Cottage

Bainbridge, Leyburn, North Yorkshire, DL8 3EL

RobinJessop

A TRADITIONAL STONE TERRACED COTTAGE IN A CENTRAL VILLAGE LOCATION

- Terraced Stone Cottage
- Two Bedrooms
- Updating Required
- Central Village Location
- Small Front Garden & Rear Store
- Adjacent Property ‘Dale House’ is Available Separately or the Two Could be Purchased Together
- Guide Price: £175,000







SITUATION

Hawes 3 miles. Aysgarth 3 miles. Leyburn 12 miles. Richmond 23 miles. A1 Interchange at Leeming 25 miles. M6 Sedbergh 32 miles. (All distances are approximate).

Dale Cottage is pleasantly positioned in the centre of the popular village of Bainbridge, in the picturesque Yorkshire Dales. Bainbridge is a thriving village with primary school, butchers, garage, tearoom and public house. The village is accessible and well placed in relation to the local Market Towns of Hawes and Leyburn and the larger centres of Harrogate, Teesside and York are within reasonable commuting distance.

DESCRIPTION

Dale Cottage is a traditional stone-built, mid-terrace cottage situated in the centre of Bainbridge. The property does require updating throughout however it is fully double glazed. It offers excellent potential as a first-time home, second home or holiday let in the Yorkshire Dales.

The property is entered into an inner lobby from where the staircase leads up to the first floor. To the left is the sitting room which has a window overlooking the front garden and a log burning stove. Leading through is the kitchen, which features a small selection of fitted units, useful understairs storage and has a door leading out to the rear.

To the first floor there are two bedrooms and a house bathroom with shower over the bath.

Externally the property benefits from a small front garden which is currently open plan with the adjoining property, Dale House, which is also available for sale. There is a useful stone built external store to the rear which is plumbed for a WC. Parking is available nearby on street.

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

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 where we can 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.

WHAT3WORDS
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FIXTURES & FITTINGS
Only those fixtures and fittings described within this brochure are included in the sale.

TENURE
Freehold with vacant possession.

COUNCIL TAX
Band B.

SERVICES
Mains electricity, water and drainage. The property has no central heating system. Broadband connection available.

LOCAL AUTHORITY
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

LOCAL PLANNING AUTHORITY
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

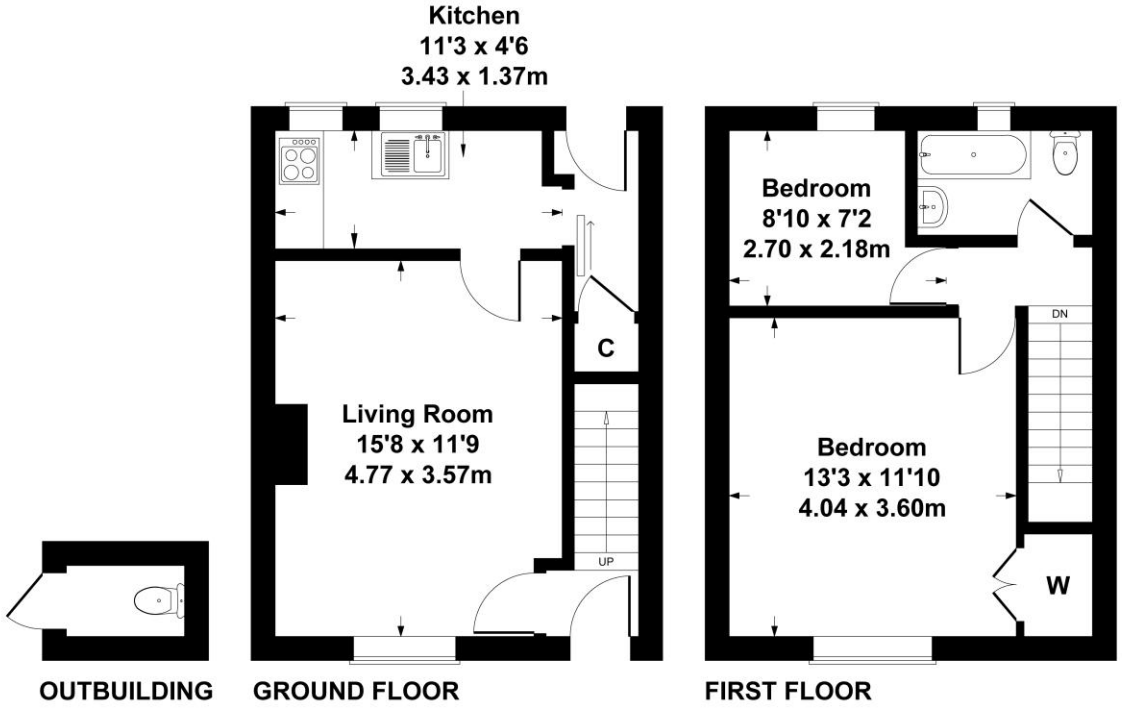






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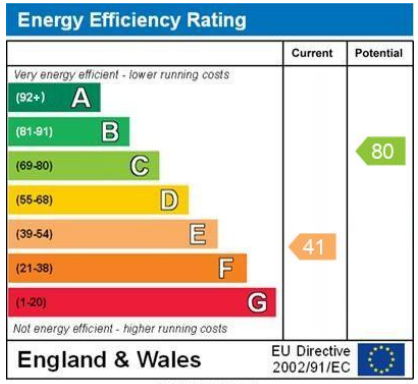
Approximate gross internal area
House 57 sq m - 614 sq ft
Outbuilding 1 sq m - 11 sq ft
Total 58 sq m - 625 sq ft



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.

Produced by Potterplans Ltd. 2026



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