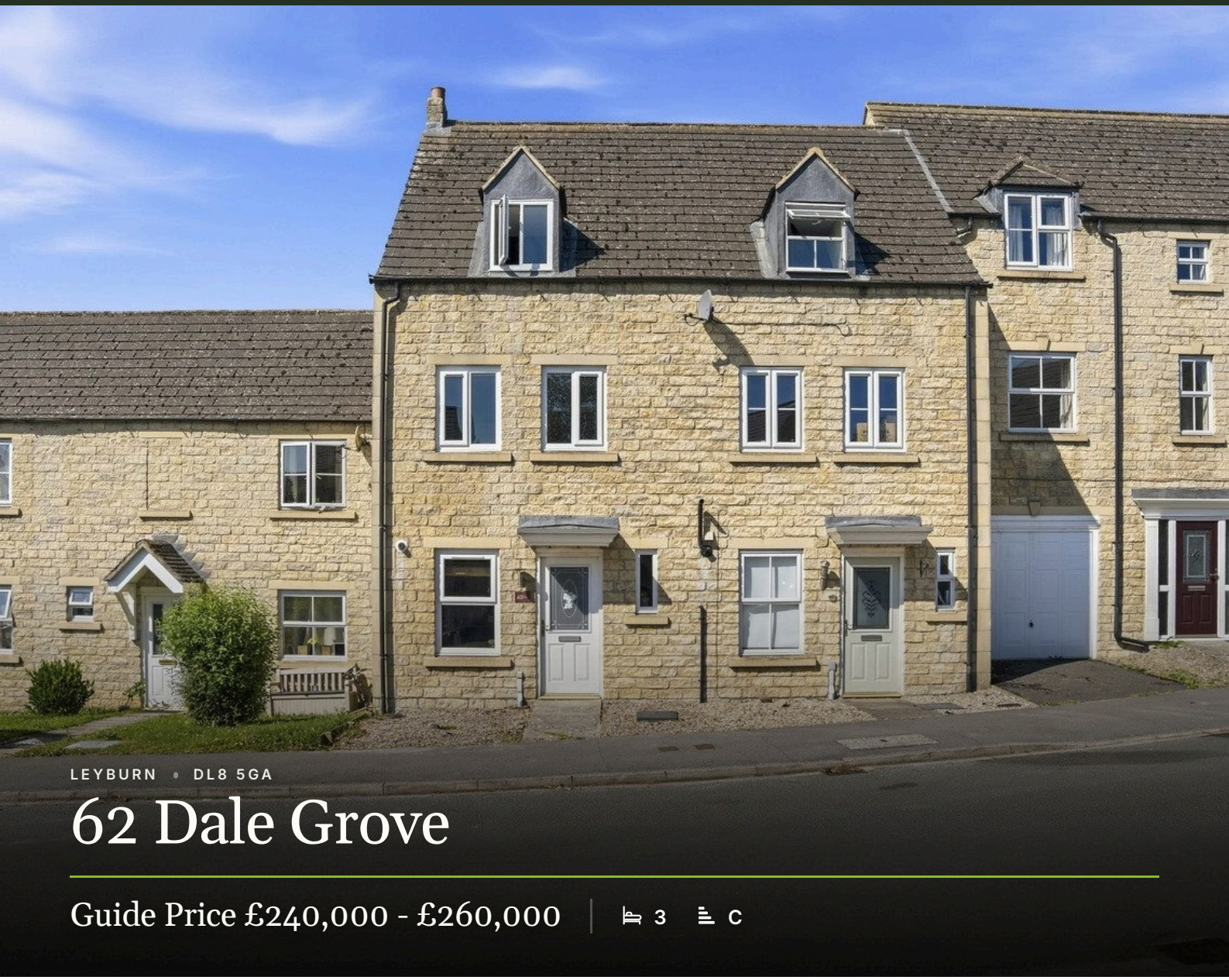
J.R. HOPPER & Co. Est. 1886



LEYBURN • DL8 5GA

62 Dale Grove

Guide Price £240,000 - £260,000 | 3 | C

AT A GLANCE

- Modern Terraced Property
- 3 Double Bedrooms
- Contemporary Kitchen
- Spacious Lounge
- Bathroom & Shower Room
- Mains Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Off Road Parking
- Fantastic Starter, Family or Investment Property
- Located in Popular Dales Town of Leyburn

LEYBURN 01969 622936
HAWES 01969 667744
SETTLE 01729 825311
KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Modern Terraced Property

62 Dale Grove is a modern, well-proportioned family home, positioned within a quiet cul-de-sac on the edge of Leyburn.

Leyburn itself is a vibrant and well-served community, offering a range of shops, pubs, schools, churches, and sporting facilities, along with excellent transport links to Richmond, Bedale, the A1, and the Yorkshire Dales.

The accommodation is arranged over three floors. The first floor features a contemporary fitted kitchen with feature central island, alongside a generous living room, all complemented by recently fitted hard wood flooring. The second floor provides two double bedrooms and a modern shower-room, while the top floor is dedicated to a spacious principal bedroom complete with walk-in wardrobe and bathroom.

The property further benefits from mains gas central heating and recently replaced double-glazed windows to the front elevation.

Externally, to the rear there is an enclosed, low-maintenance garden with recently upgraded decking and access to an allocated parking space. To the front, there is a gravelled garden area along with additional unallocated on-street parking.

62 Dale Grove would suit a first-time buyer, growing family, or investor. In the current rental market, it is anticipated to achieve approximately £1,000 per calendar month.

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3 Double Bedrooms

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

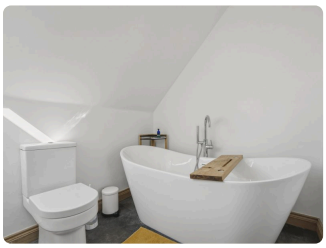
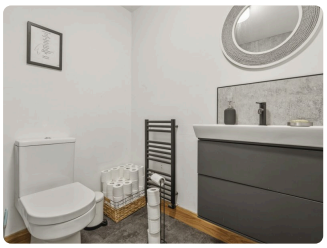













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GALLERY





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Contemporary Kitchen

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Kitchen
15'6" x 15' (4.72m x 4.57m)

Beautiful modern kitchen with central island. Parquet flooring. Good range of wall and base units. Electric oven. Gas hob. Extractor hood. Composite sink and drainer. Integrated washing machine. Space for large American style fridge freezer. Newly fitted double glazed window to front with blind. Stairs to first floor.

Living Room
17'4" x 12'5" (5.28m x 3.78m)

Spacious living room. Solid wood flooring. Radiator. TV point. Patio doors to back garden. Understairs storage cupboard.

02 FIRST FLOOR

Landing

Fitted carpet. Wall mounted radiator. Stairs to second floor.

Bedroom 2
12'4" x 9'4" (3.76m x 2.84m)

Good double bedroom. Fitted carpet. Radiator. Window to rear with blind.

Shower Room
5'8" x 6' (1.73m x 1.83m)

Lovely modern suite. Karndean flooring. Large walk in rainfall shower. WC. Washbasin. Extractor fan.

Bedroom 3
12'4" x 10'3" (3.76m x 3.12m)

Good double bedroom. Fitted carpet. Radiator. 2 newly fitted double glazed windows to the front with blinds.

03 SECOND FLOOR

Bedroom 1
13'9" x 12'4" (4.2m x 3.76m)

Large master bedroom. Fitted carpet. 2 Radiators. Loft access. Newly installed window to front with blind. Large walk in wardrobe with fitted carpet, radiator and airing cupboard housing the hot water tank.

Bathroom
8'2" x 6'1" (2.5m x 1.85m)

Lovely modern suite. Karndean flooring. Free standing bath. WC. Washbasin. Heated towel rail. Extractor fan. Velux window.

04 OUTSIDE

Front

Gravelled garden area. Stone path to front door.

Rear

Enclosed low maintenance rear garden with recently installed, suntrap decking area. Garden shed. Gate to rear parking area.

Parking

Allocated parking for one vehicle to the rear of the property. Unallocated, on street parking to the front.

05 AGENTS NOTES

Services

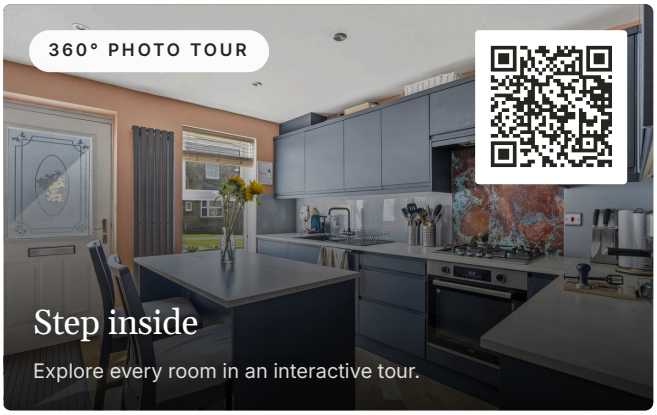
Local Authority: North Yorkshire Council Tax: Band D Annual Price: £2,544 Conservation Area: No Flood Risk: Very low Mobile coverage EE Vodafone Three O2 Broadband Basic 16 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

EPC - 5th February 2019

PDF · 0.08 MB

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through 62 Dale Grove properly, inside and out, room by room, pointing out every feature and every issue as they go.

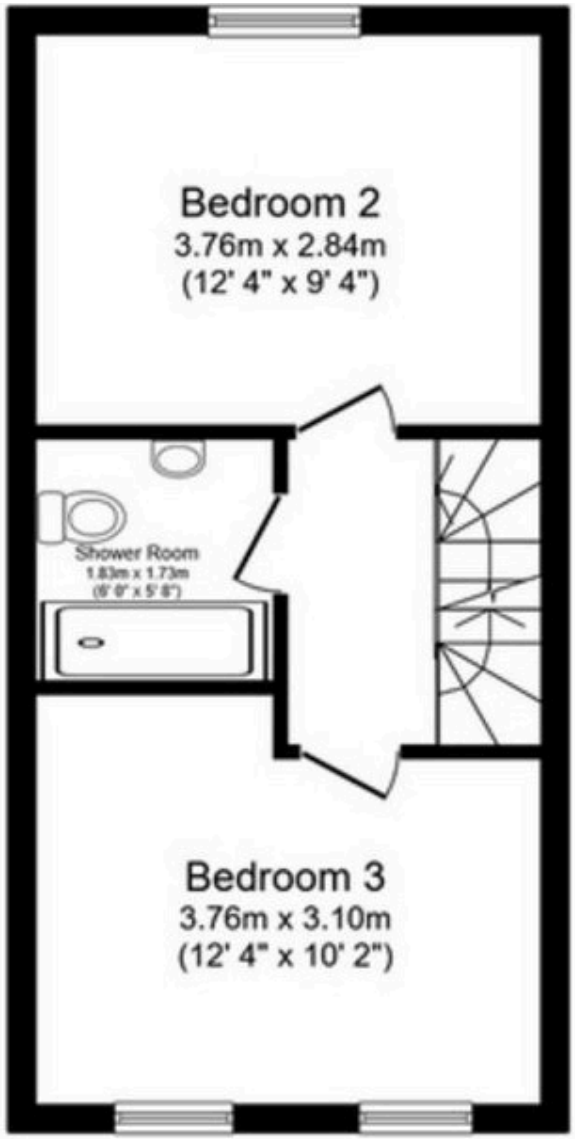
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

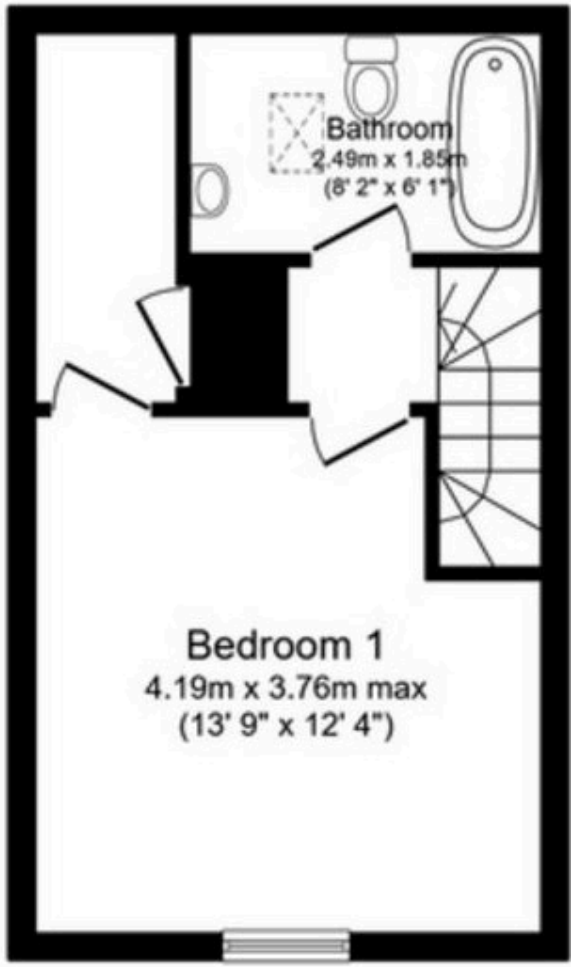
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Ground Floor



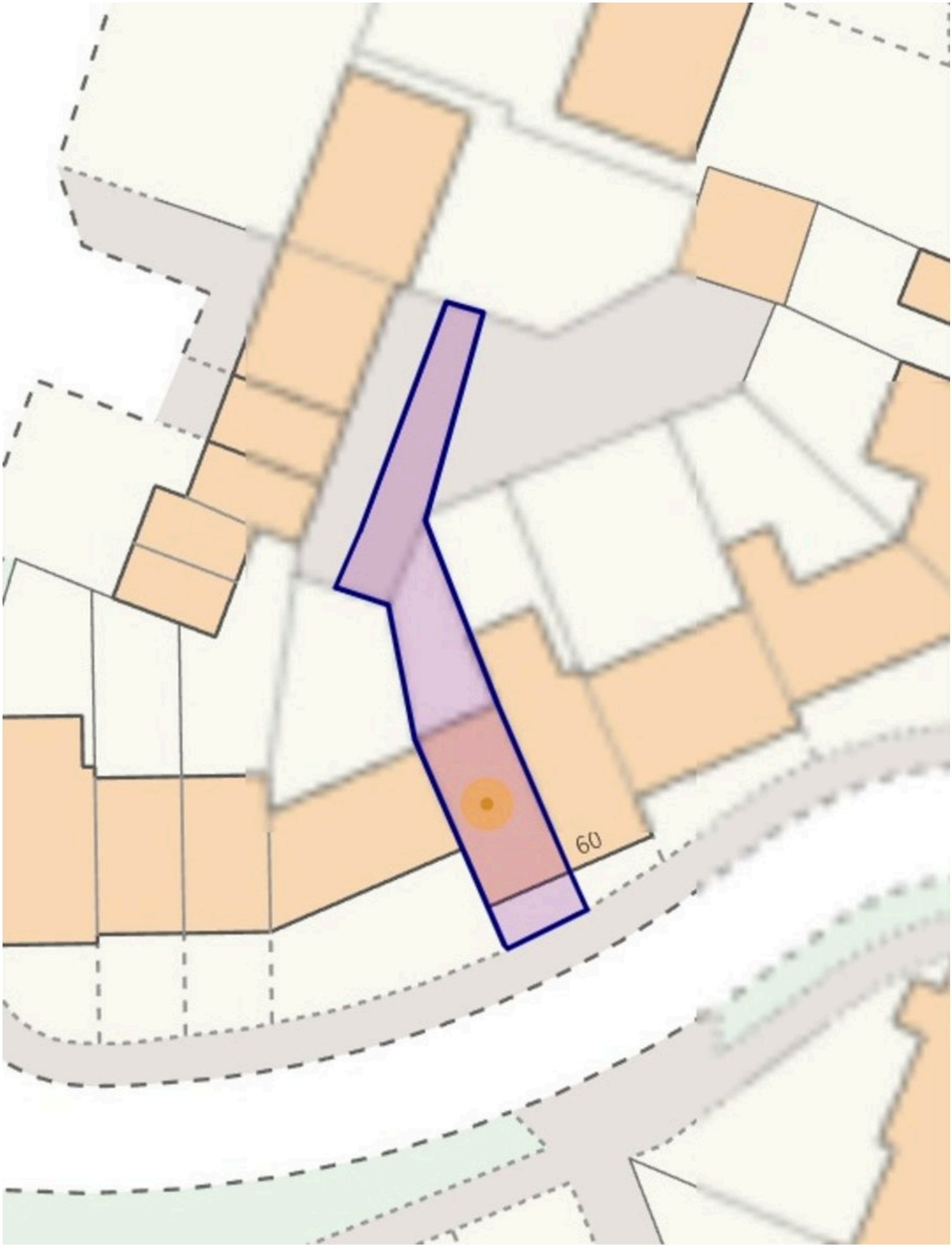
First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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