

Central Chambers  
Market Place  
Leyburn  
North Yorkshire  
DL8 5BD

**J.R. HOPPER** & Co.  
Est. 1886  
www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936  
Hawes 01969 667744  
Settle 07726 596616  
Kirkby Stephen 07434 788654

*"For Sales In The Dales"*



## 2 Hawthorn Close, Leyburn

Guide Price £335,000 - £365,000



- Detached Bungalow on Generous Plot
- 2 Double Bedrooms
- Living Room
- Kitchen
- Modern Shower Room
- Garden Room/Dining Room
- Mains Gas Central Heating & Double Glazing
- Ample Parking & Garage
- Front, Side & Rear Garden
- Quiet Sought-After Location

## 2 Hawthorn Close, Leyburn

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2 Hawthorn Close is a well-presented detached bungalow set within generous grounds, situated in a highly sought-after location in Leyburn.

The property is conveniently positioned within easy reach of local amenities, including a nearby medical centre, shops, cafés, and everyday conveniences. Leyburn itself is a thriving and welcoming market town, renowned for its traditional market square, independent retailers, and strong sense of community. Surrounded by the breathtaking scenery of the Yorkshire Dales National Park, the area offers excellent opportunities for walking, cycling, and outdoor pursuits, while maintaining good transport links to nearby towns such as Richmond and Northallerton.



The bungalow provides comfortable and well-balanced accommodation throughout, featuring two well-proportioned bedrooms, including a particularly spacious double that would serve perfectly as a principal bedroom with room for additional furnishings. There is a bright and inviting lounge, a functional kitchen, and a well-presented shower room.



A standout feature of the home is the large, light-filled garden room, offering an additional reception or dining area, with pleasant views over the surrounding garden—ideal for relaxing or entertaining.

The property benefits from mains gas central heating and double glazing throughout.



Externally, the bungalow occupies a generous plot with a low-maintenance garden that wraps around the property, offering both privacy and flexibility for outdoor use. There is also potential to extend the accommodation or further enhance the garden space, subject to the necessary permissions. A substantial driveway provides off-street parking for several vehicles, complemented by a single garage with power and lighting—ideal for storage, workshop use, or secure parking.

This charming bungalow combines peaceful living, practical features, and an excellent location, making it an ideal choice for a wide range of buyers.





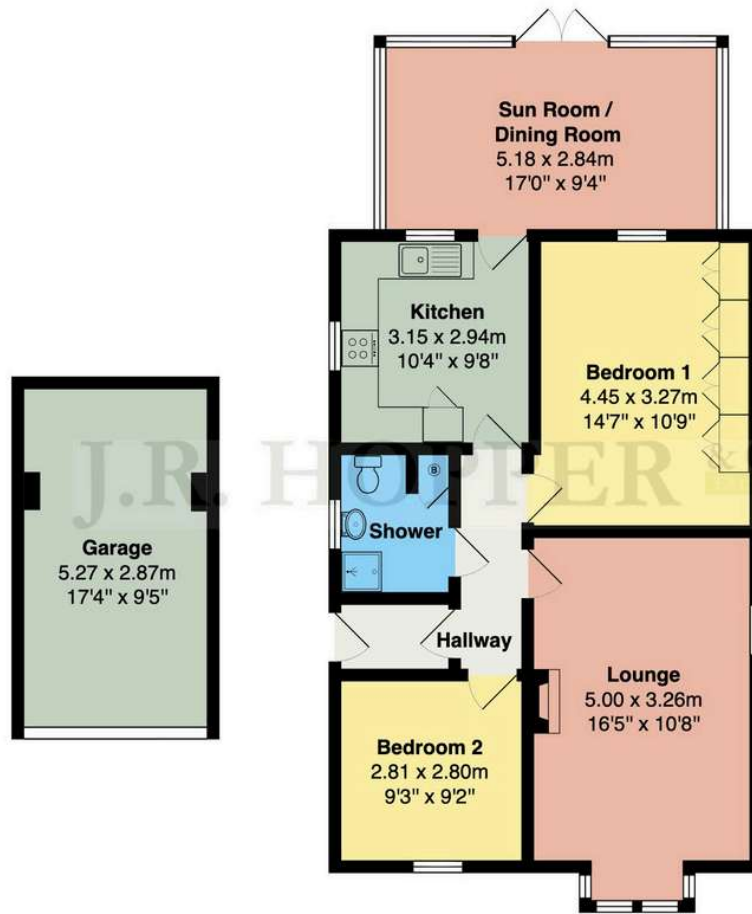
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Material Information**  
  
**Postcode: DL8 5SN**  
**Council Tax Band: D**  
**Energy Performance Band: D**  
**Local Authority: North Yorkshire Council**  
**Tenure: Freehold**



## 2 Hawthorn Close, Leyburn, DL8 5SN

Total Area: 94.0 m<sup>2</sup> ... 1012 ft<sup>2</sup>



Floor plan produced for J.R. Hopper & Co by Abide Studios.  
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.  
The plan is not to scale and has been prepared solely for marketing purposes.  
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

**View our interactive brochure online for additional photos, videos, floorplans, maps and room descriptions.**



**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.**