

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 01729 825311  
Kirkby Stephen 01768 258002

*"For Sales In The Dales"*



## Yoredale, Harmby

- Semi-Detached Stone-Built Cottage
- 2 Double Bedrooms
- Kitchen
- Utility
- Family Bathroom & Downstairs WC
- Oil Central Heating & Double Glazing
- Off Street Parking
- Suntrap Rear Garden
- Popular Village Location
- Excellent Full Time Home Or Investment

Postcode: **DL8 5PD**

Tenure: **Freehold**

Council Tax Band: **B**

Energy Efficiency Band: **E**

Local & Planning Authority:  
**North Yorkshire Council**

**Guide Price: £250,000 - £275,000**





Yoredale is a charming period semi-detached cottage situated in the picturesque village of Harmby, halfway down the bank.

Harmby, just a mile from the market town of Leyburn, is a lovely Dales village with a great neighbouring community. There is a primary school just half a mile away in the village of Spennithorne, and easy commute to Wensleydale secondary School in Leyburn. There are daily bus services, both public and for the schools. Harmby also has a very active Sports Association with their own football pitch, tennis courts and general children play area. The village hall also offers various clubs, such as Badminton, bowls and W.I to name a few. The town of Leyburn is a thriving market town with a good range of shops and medical facilities.



The property comprises a lovely light living room and well-appointed kitchen, separate utility room and ground floor WC. The first floor offers a modern bathroom and 2 good double bedrooms, one of which has a useful mezzanine area providing space for a potential home office or craft room, along with handy storage space. The property benefits from double glazing and oil central heating.



Outside there is a paved patio to the front which provides off road parking for 1-2 vehicles. A gated path to the side of the property leads to the rear, to a low maintenance garden which is a mix of gravel and flags. It has a lovely suntrap sitting out area with views across the dale.

Yoredale would make an ideal first-time home, active retirement or investment property, either as a holiday let or residential let. The property could achieve a potential rental income of around £700 pcm if let to a long term tenant.



### Ground Floor

**Living Room** Spacious room. Traditional polished wood floorboards. Two radiators. Consumer unit. Floor electrical points. Under stairs alcove storage. Bay window with stained glass feature to the front. Frosted window to side.



**Kitchen** Tiled flooring. Good range of wall and base units. Composite sink and drainer. Space for freestanding oven and upright fridge freezer. Extractor hood. Tiled splash back. Radiator. Window to rear. Door to rear.

**Utility room** Tiled floor. Plumbing for washing machine and space for tumble dryer. Radiator. Frosted window to side.

**Downstairs WC** Tiled flooring. Wash basin. WC. Oil central heating boiler. Radiator. Frosted window to rear.



First Floor

**Bedroom 1** Good double bedroom. Traditional polished wood floorboards. Built in wardrobe. Radiator. Window to rear.

**Bedroom 2** Good front double bedroom. Traditional polished wood floorboards. Built in storage and wardrobe. Radiator. Window with stained glass feature to front. Views to Middleham.

**Bathroom** Modern suite. Traditional polished wood floorboards. Bath with shower over. Fully shower boarded. Radiator. Heated towel rail. Extractor fan. Frosted window to rear.

Second Floor

**Mezzanine** Wooden staircase. Vinyl flooring. Two storage cupboards. Radiator. Feature beams. Two Velux windows.

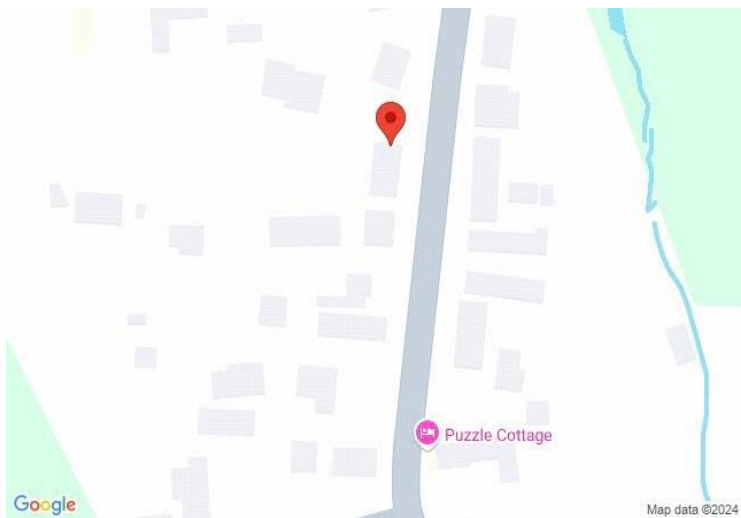
Outside

**Front** To the front is a paved patio area providing off road parking for 1-2 vehicles.

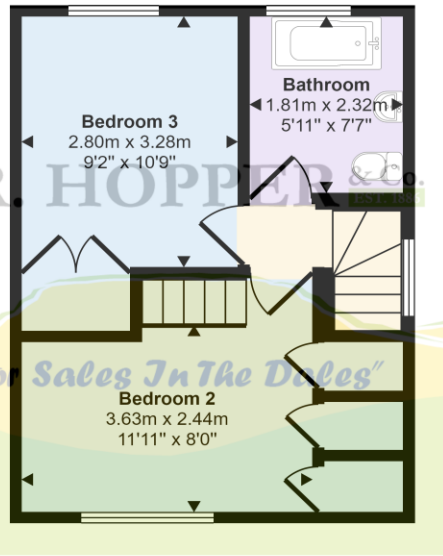
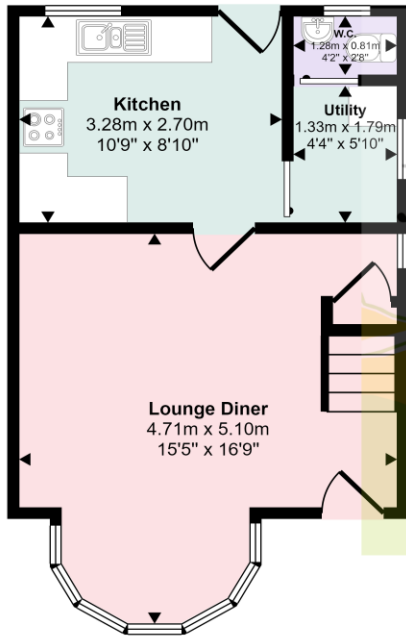
**Rear** Gated path to the side leading to rear garden. Low maintenance suntrap garden, partially laid to gravel and partially laid to patio. Garden Shed. Oil tank.



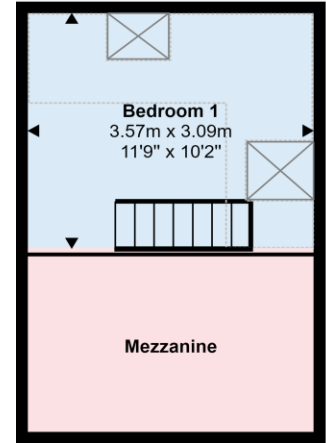
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approx Gross Internal Area  
75 sq m / 812 sq ft



First Floor  
Approx 31 sq m / 334 sq ft



Second Floor  
Approx 11 sq m / 118 sq ft

Ground Floor  
Approx 33 sq m / 360 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.