



Daleside

Leyburn, North Yorkshire, DL8 5AZ



Robin Jessop

An Attractive Detached Two Bedroom Bungalow with Pleasant Outlook in Walking Distance of Town Centre

- Attractive Detached Bungalow
- Convenient Yet Secluded Location
- Excellent Views
- Two Double Bedrooms
- Some Updating Required
- Guide Price: £285,000

SITUATION

Leyburn Market Place 2 minute walk. Catterick 8 miles. Richmond 9 miles. Bedale 10 miles. Leeds Bradford & Newcastle International Airports are approximately a 1hour 15-minute drive. There is a mainline railway station at Northallerton with a direct line to London Kings Cross. (All distances are approximate).

Daleside is well positioned in a south facing position within the centre of Leyburn. The property is a short walk from the marketplace in a quiet and secluded location with views of Middleham Moor beyond. Leyburn is a popular market town with a good range of facilities and amenities including shops, primary and secondary schools, a doctor and a dentists surgery.

DESCRIPTION

Daleside briefly comprises a traditional detached stone bungalow which stands well in the centre of Leyburn. It is stone faced with a tiled roof and is situated in a quiet and secluded location. The property does require updating in places but offers comfortable accommodation

The property is entered into a reception hall from where the rooms lead off. There is a dining room which leads through into the sitting room with a large bay window with window seat to the front allowing for stunning views of Middleham Moor and East Witton Fell. The kitchen is to the rear of the property and has a range of modern fitted units with an electric oven and hob and space for a small dining table. Usefully, there is also a separate utility room which is plumbed for a washing machine.

Completing the property are two double bedrooms and a house bathroom.



Externally the property has a low maintenance garden at the front with an open aspect view across towards Middleham Moor. It also has the benefit of off-street parking for one vehicle together with a useful workshop/store.

Overall, Daleside would make an excellent full-time home in a convenient location with stunning views. An early viewing is advised.

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

///visions.applauded.twirls

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity. Mains water. Mains drainage. Electric underfloor heating.

BROADBAND

High speed connection available.

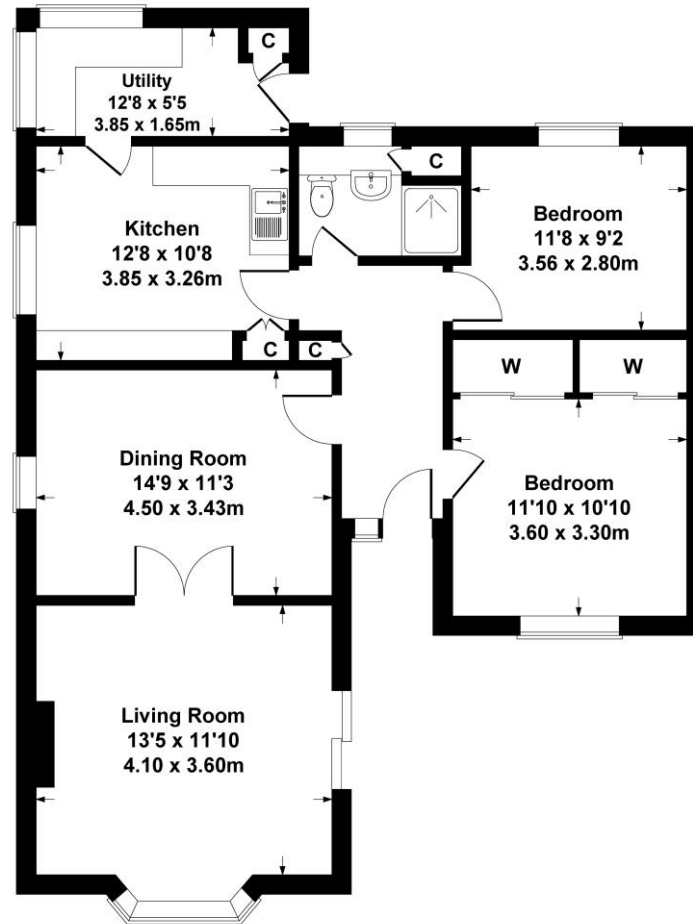
LOCAL AUTHORITY

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



Daleside, Jenkins Garth, Leyburn, DL8 5AZ

Approximate gross internal area
Total 93 sq m - 1001 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	46
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	

Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800

robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection